

Shelby County, AL 12/28/2012
State of Alabama
Deed Tax: \$59.50



20121228000496350 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
12/28/2012 11:12:27 AM FILED/CERT

Recording requested by: Vester Lowe Jr.

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Vester Lowe Jr.

Name Vester Lowe & Peggy Lowe

Address: 1000 Camp Branch Circle

Address 1000 Camp Branch Circle

City/State/Zip: Helena, AL 35007

City/State/Zip Helena, AL 35007

Property Tax Parcel/Account Number: 13 8 27 2002 058.000

Quitclaim Deed

This Quitclaim Deed is made on December 27, 2012, between

Vester (Phy) Lowe Jr., Grantor, of 2714 Braclinn Okwuy.

Helena, City of Helena, State of Alabama 35080,

and Vester Lowe & Peggy Lowe & Family, Grantee, of 2714 Braclinn Okwuy.

Helena, City of Helena, State of Alabama 35080.

For

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 2714 Braclinn Okwuy

Helena, City of Helena, State of Alabama 35080 :

Sub, Div. 1: Braclinn Village Phase 3

Map Book 14 Page 042

Primary Lot 58

S 27 T 205

R 03 W

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: Dec. 27, 2012

Vester W. Lowe Jr.
Signature of Grantor

Vester W. Lowe Jr.
Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Alabama County of Shelby

On December 27, 2012, the Grantor, Vester W Lowe Jr,
personally came before me and, being duly sworn, did state and prove that he/she is the person described
in the above document and that he/she signed the above document in my presence.

Mark S. Whitfield
Notary Signature


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Notary Public,

In and for the County of Shelby State of Alabama

My commission expires: August 29, 2013 Seal

Send all tax statements to Grantee.

Vester Lowe, Peggy Lowe, & Sunday Stephens
1000 Camp Branch Circle
Glavorte, AL 35007
★NOVA Quitclaim Deed Pg.2 (07-09)

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name
Mailing Address

Vester Lowe Jr.
1000 Camp Branch Cir
Alabaster
AL 35007

Grantee's Name
Mailing Address

Vester Lowe Jr., Peggy Lowe,
Sunday Stephens
2714 Braclim Pkwy
Helena, AL 35080

Property Address

2714 Braclim Pkwy
Helena, AL 35080

Date of Sale

12/28/12

Total Purchase Price \$

1.00 One Dollar

or

Actual Value

\$

or

Assessor's Market Value \$

101,700.00 1/2
59,500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other tax assessment

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date

12/28/12

Print

Sunday Stephens

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1