

STATE OF ALABAMA
COUNTY OF SHELBY

GRANTEES ADDRESS
120 Hunter's Point Circle
Birmingham AL 35244

QUITCLAIM DEED


KNOW ALL MEN BY THESE PRESENTS, that **JUDITH A. SPAIN, an unmarried woman** (hereinafter sometimes referred to as GRANTOR), for and in consideration of the sum of \$10.00 in hand paid to the GRANTOR by **JON W. SPAIN and JACI R. SPAIN**, (hereinafter sometimes referred to as the GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the receipt and sufficiency whereof is hereby acknowledged by the said GRANTOR, does hereby, subject to the terms hereinafter contained, REMISE, RELEASE, QUIT CLAIM and CONVEY unto the said GRANTEES all of Grantor's interest in that real property, lying and being in the **COUNTY OF SHELBY, STATE OF ALABAMA**, as more particularly described as follows:

Lot 9, according to the Survey of Hunter's Point, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 7, Page 24, less and except the following of Lot 9, said part being more particularly described as follows: Beginning at the Northeast corner of Lot 9, that is on the East right of way line of Hunter's Point Circle, run in a Southeasterly direction along the line common to Lots 8 and 9, for a distance of 107.00 feet to an existing iron corner; thence turn an angle to the right of 19 degrees 35 minutes and run in a southeasterly direction for a distance of 12.45 feet; thence turn an angle to the right of 149 degrees 55 minutes 45 seconds and run in a Northwesterly direction for a distance of 115.75 feet; thence turn an angle to the left of 90 degrees and in a Westerly direction for a distance of 3 feet; thence turn a right angle to the right of 90 degrees and run in a Northerly direction for a distance of 3 feet; thence turn an angle to the left of 90 degrees and run in a Westerly direction for distance of 10.66 feet to a point on the South right of way line of said Hunter's Point Circle; thence turn an angle to the right and run in a Northeasterly direction along the curved right of way line of said Hunter's Point Circle, for a distance of 29.16 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

Said parcel being subject to any easements or rights-of-way or record over or across said property.

Subject to right-of-way granted Alabama Power Company recorded in Deed Book 310, Page 209, and Deed Book 139, Page 424.


TO HAVE AND TO HOLD the above described property unto the said GRANTEES for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion.


20130102000000110 1/3 \$162.00
Shelby Cnty Judge of Probate: AL
01/02/2013 10:02:18 AM FILED/CERT

GRANTOR does hereby represent and covenant that the herein described property does not constitute homestead property within the meaning of Title 6-10-3, Code of Alabama 1975.

NO TITLE OPINION REQUESTED NOR PROVIDED.

IN WITNESS WHEREOF, the Grantor has hereunto set his hands and seals to this instrument on this the 28th day of December, 2012.

 (SEAL)
JUDITH A. SPAIN, as Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

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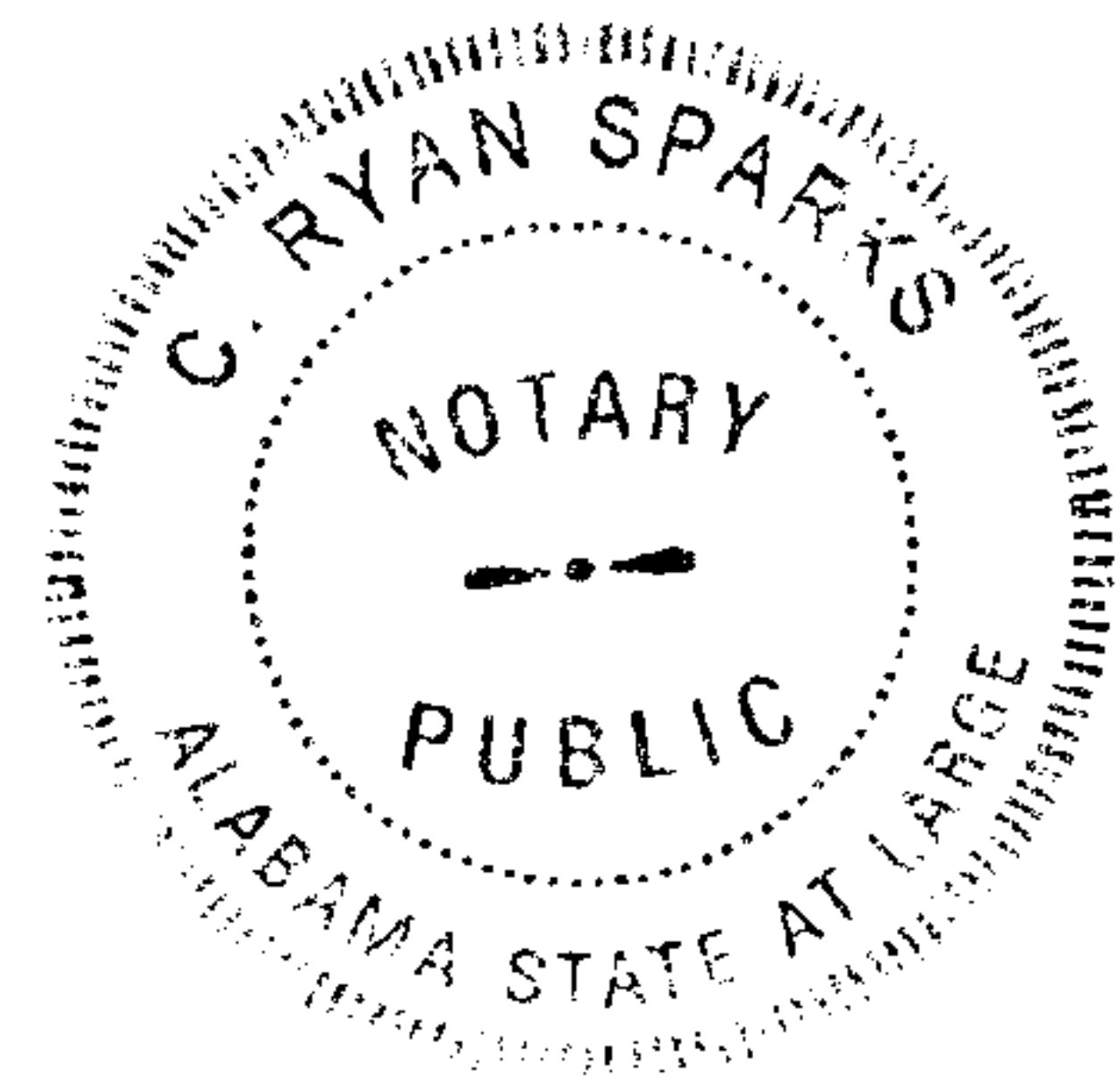
I, the undersigned Notary Public, in and for said State and County, do hereby certify that JUDITH A. SPAIN, as Grantor, whose name is signed to the above and foregoing instrument individually, and who is known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, she executed the same voluntarily as each of their own individual act, on the day the same bears date.


Given under my hand and official seal of office on this the 28th day of December, 2012.


C. Ryan Sparks, Notary Public, State at Large
My Commission Expires: December 14, 2015

THIS INSTRUMENT WAS PREPARED BY:

C. Ryan Sparks
SPARKS LAW FIRM, LLC
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
Direct: 205-215-8433




20130102000000110 2/3 \$162.00
Shelby Cnty Judge of Probate, AL
01/02/2013 10:02:18 AM FILED/CERT

Shelby County, AL 01/02/2013
State of Alabama
Deed Tax: \$144.00

Real Estate Sales Validation Form

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

Grantor's Name JUDITH A SPAIN
Mailing Address 120 HUNTERS POINT CIR
BIRMINGHAM AL 35244

Grantee's Name JOHN W SPAIN
Mailing Address JACK R SPAIN
120 HUNTERS POINT CIR
BIRMINGHAM AL 35244

Property Address 120 HUNTERS POINT CIR
BIRMINGHAM AL 35244

Date of Sale ~~12/28/12~~ 12/28/12

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 143,800

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

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 _____

Print C RYAN SPAIN

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

