

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 6th day of December, 2012
by first party Matthew C. Nichols, a single person
to second party: James Harper Carson
Whose address is: 4929 Indian Valley Road, Birmingham, Alabama 35244

Witnesseth, That the said first party, for good consideration and for the sum of \$500.00 (Five Hundred and No/100) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Jefferson, State of Alabama to wit:

Lot 3, Block 2, according to the Survey of Indian Valley Sixth Sector, as recorded in Map Book 5, Page 118, in the Probate Office of Shelby County, Alabama.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

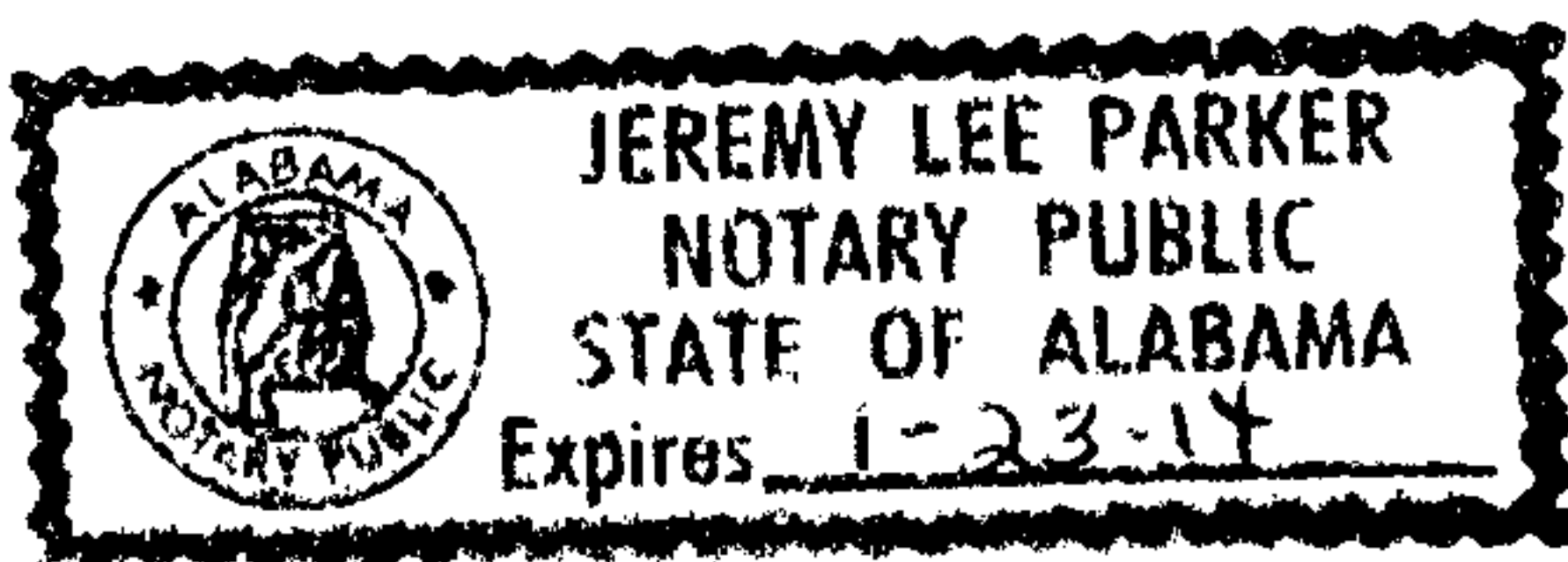
Dated this 6th day of December, 2012.


Matthew C. Nichols

State of Alabama
County of Jefferson

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Matthew C. Nichols, a single person whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December A.D., 2012.




Notary Public
My Commission Expires:

PREPARED BY: Parker Law Firm, LLC
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216

Shelby County, AL 01/03/2013
State of Alabama
Deed Tax: \$83.50

Real Estate Sales Validation Form

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

Grantor's Name Matthew E Nichols
Mailing Address _____

Grantee's Name James Harper Carson
Mailing Address 4929 Indian Valley Rd
Birmingham, AL 35244

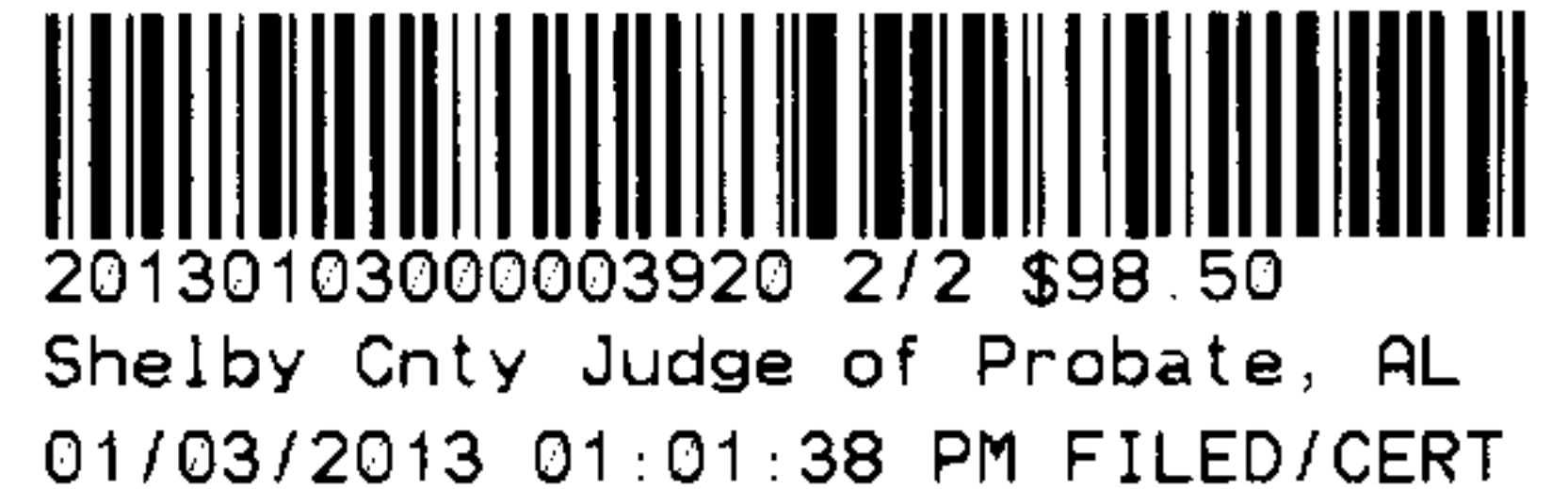
Property Address 4929 Indian Valley Rd
Birmingham, AL
35244

Date of Sale 12-6-12
Total Purchase Price \$ _____
or
Actual Value 1/2 half \$166,800.00
or 83,400.00
Assessor's Market Value \$166,800.00

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

If the conveyance document presented for recordation contains all of the recited information 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 12/6/12

Print Jeremy L Parker

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1