

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
Dante Graham
745 Mill Springs Lane
Birmingham, AL 35244

This instrument was prepared by:
Lindsey J. Allison
Allison, May, & Kimbrough
L.L.C.
P. O. Box 380275
Birmingham, AL 35238

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Dante Graham and Wife, Gina Graham**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Dante Graham, a married man** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 12A, according to the Survey of Mill Springs Estates, 2nd Sector, as recorded in Map Book 25, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

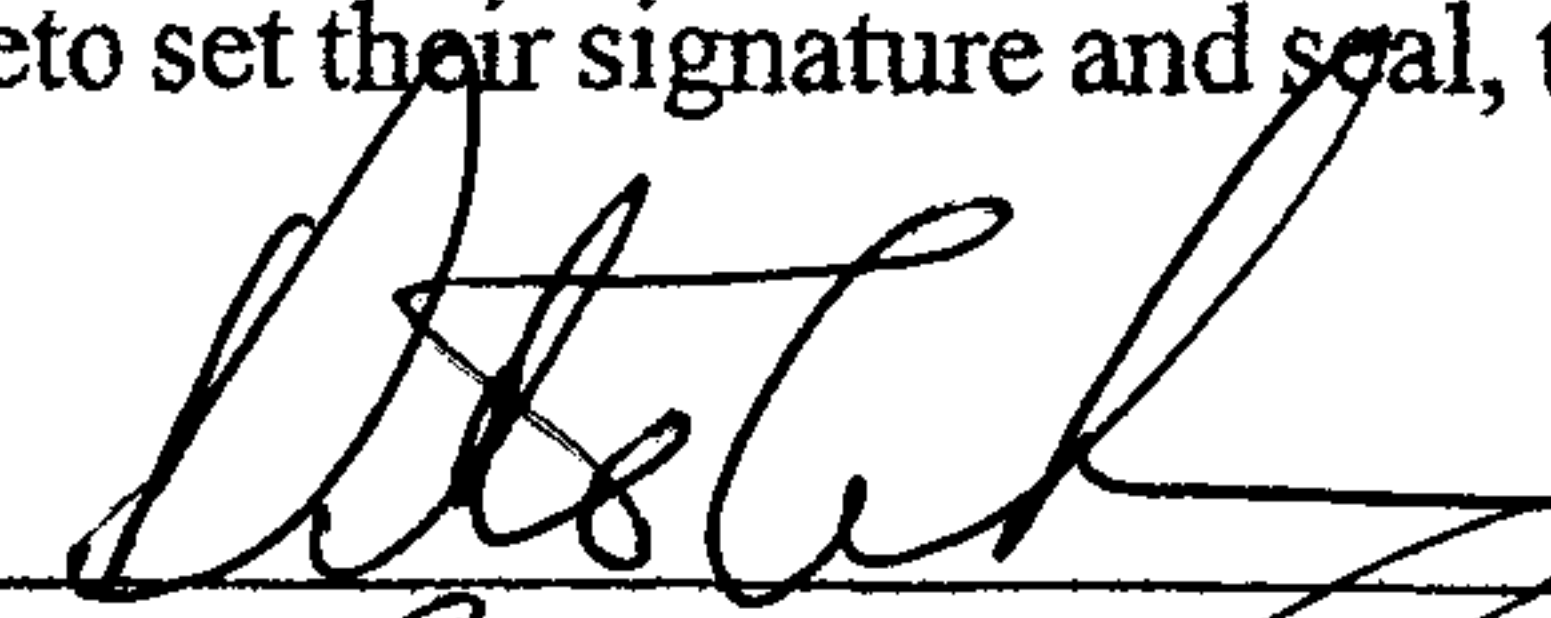
Subject to:

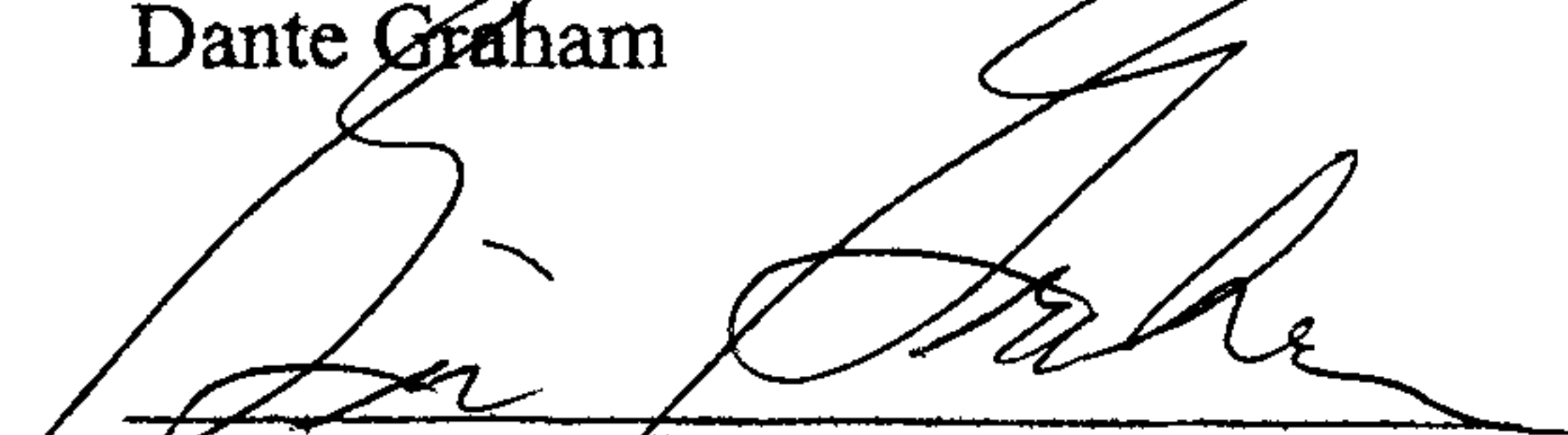
1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.
2. All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama; case styled **Gina Graham v. Dante Graham**, Case Number DR 11-152.

TO HAVE AND TO HOLD unto the said Grantee her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 4th day of January, 2012.

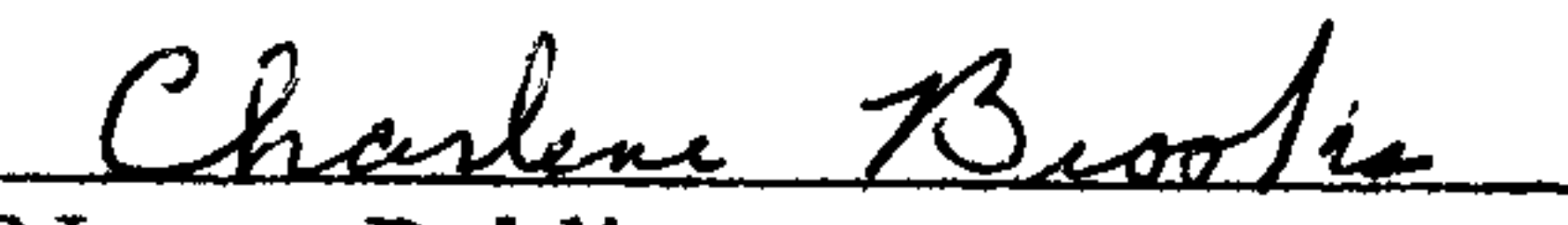

Dante Graham


Gina Graham.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Dante Graham whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the date the same bears date.


Given under my hand and official seal this the 4th day of January, 2012.


Notary Public
My Commission Expires: 5/24/14

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Gina Graham, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 4th day of January, 2012.


Notary Public
My Commission Expires: 5/24/14



20130104000006380 2/3 \$205.50
Shelby Cnty Judge of Probate, AL
01/04/2013 01:38:31 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Gina Graham
Mailing Address 6393 Sunset Drive
Sylvan Springs, AL
35118

Grantee's Name DANIE GRAHAM
Mailing Address 5019 Greystone Way
B'ham, AL 35242

Property Address 745 Mill Springs Ln.
B'ham, AL 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$375,000 1/2
\$187,500

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.



20130104000006380 3/3 \$205.50
Shelby Cnty Judge of Probate, AL
01/04/2013 01:38:31 PM FILED/CERT

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 in property is being conveyed.

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

Date of Sale - the date on which interest in 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 1/4/13

Unattested

(verified by)

Print

Sign

DANIE GRAHAM
[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1