

THIS INSTRUMENT WAS PREPARED BY
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20130104000007320 1/3 \$151.00
Shelby Cnty Judge of Probate, AL
01/04/2013 03:56:36 PM FILED/CERT

Address of the Grantors/Grantees (same address):

780 Cahaba River Estates

Hoover, AL 35244

Return Recorded Documents To:
Nations Direct Title Agency
1100 Ocean Shore Blvd Suite 5
Ormond Beach, FL 32176
(877) 236-2973

Shelby County, AL 01/04/2013
State of Alabama
Deed Tax: \$133.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

Deed Tax based on
1/2 value of
\$132,855.00

QUIT CLAIM DEED

Know All Men By These Presents, That **Donna D. Vickery**, joined by her husband **Barry E. Vickery**, hereinafter called the Grantors, for and in consideration of the sum of TWO HUNDRED SIXTY-FIVE THOUSAND SEVEN HUNDRED TEN DOLLARS (\$265,710.00) and other good and valuable consideration in hand paid by **Barry E. Vickery** and **Donna D. Vickery**, husband and wife, hereinafter called the Grantees, the receipt and sufficiency whereof is hereby acknowledged, do hereby remise, release, and forever quit claim unto the said Grantees, as JOINT TENANTS, with equal rights and interests for the period or term that they shall both survive, and unto the survivor of them, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:

Lot 6, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, Page 11, in the office of the Judge of Probate of Shelby County, Alabama.

Commonly known as 780 Cahaba River Estates, Hoover, AL 35244.

TO HAVE AND TO HOLD the same unto the said Grantees, with survivorship as stated hereinabove, in fee simple, forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this, the 16 day of October 2012.

Donna D. Vickery
Donna D. Vickery

Barry E. Vickery
Barry E. Vickery

STATE OF ALABAMA)

COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Donna D. Vickery** and **Barry E. Vickery**, whose names as Grantors are signed to the foregoing conveyance, and who are known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand and notarial seal on this, the 16 day of October 2012.

Julie Cossier
Notary Public in and for the
State of Alabama at Large
My Commission Expires:

JAN 19th 2014


20130104000007320 2/3 \$151.00
Shelby Cnty Judge of Probate: AL
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Real Estate Sales Validation Form

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

Grantor's Name Donna D. Vickery joined
Mailing Address by her husband Barry E. Vickery
780 Cahaba River Estates
Hoover, AL 35244

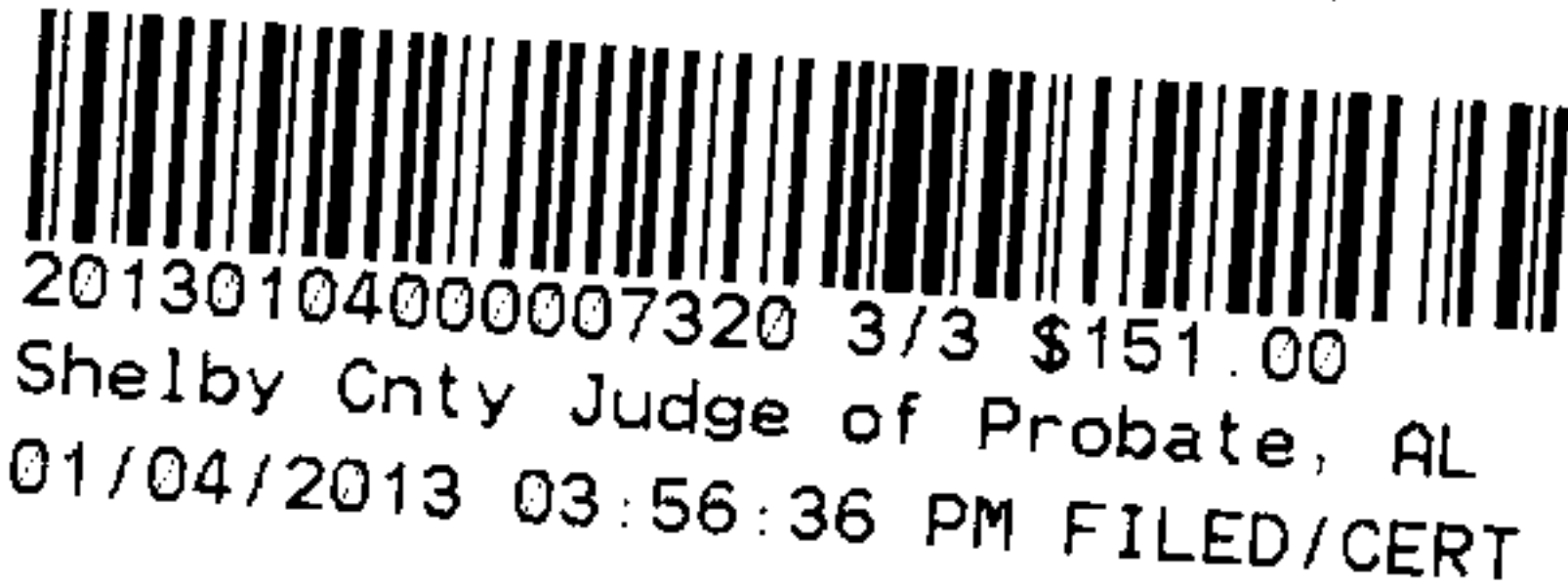
Grantee's Name Barry E. Vickery and Donna
Mailing Address D. Vickery, Joint Tenants
780 Cahaba River Estates
Hoover, AL 35244

Property Address 780 Cahaba River
Estates
Hoover, AL 35244

Date of Sale Oct. 16, 2012
Total Purchase Price \$
or Transfer not sale

Actual Value \$ 265,710.00
or Charge on half value

Assessor's Market Value \$



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 11/20/12

Print Diana Drollett

Nations Direct Title Agency
1100 Ocean Shore Blvd Suite 5
Ormond Beach, FL 32176
(877) 236-2973

☐ Unattested

Sign Diana Drollett

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1