

THIS INSTRUMENT PREPARED BY:

ELIZABETH S. PARSONS
BLAIR and PARSONS, P.C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

JAMES E. BRASWELL
AMY T. BRASWELL
350 POND VIEW LANE
MANAKIN SABOT, VA 23103

QUITCLAIM DEED

**NO TITLE EXAMINATION
PERFORMED BY GRANTOR.**

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned WAYNE E. DUTT, a married man, (hereinafter called Grantor whether one or more), hereby remises, releases, quit claims, grants, sells, and conveys to JAMES E. BRASWELL and AMY T. BRASWELL (hereinafter called Grantee whether one or more), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 6, ACCORDING TO THE SURVEY OF COBBLESTONE SQUARE, AS RECORDED
IN MAP BOOK 16, PAGE 153, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

Shelby County, AL 01/08/2013
State of Alabama
Deed Tax: \$95.50

DESCRIPTION FURNISHED BY GRANTOR.

**THE ABOVE-DESCRIBED PROPERTY DOES NOT CONSTITUTE THE
HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.**

**THE PURPOSE OF THIS DEED IS TO RELINQUISH THE GRANTOR'S LIFE
ESTATE INTEREST IN AND TO THE SUBJECT PROPERTY.**

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 3 day of January, 2013.

Wayne E. Dutt
WAYNE E. DUTT

STATE OF ALABAMA


COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that WAYNE E. DUTT 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 day the same bears date.

Given under my hand and official seal this 03 day of January, 2013.

[Signature]
Notary Public

F:\COMMON\WORD\MISC2012


20130108000011430 1/2 \$110.50
Shelby Cnty Judge of Probate, AL
01/08/2013 02:35:32 PM FILED/CERT

MY COMMISSION EXPIRES JUNE 22, 2013

Real Estate Sales Validation Form

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

Grantor's Name Wayne
Mailing Address 6050 Mill Creek Dr.
B'ham, AL
35242

Grantee's Name Amy T. Braswell
Mailing Address 350 Pond View Ln.
Manakin-Sabot, VA
23103

Property Address 220 Bradberry Ln.
B'ham, AL
35242

Date of Sale 1/3/2013
Total Purchase Price \$

or
Actual Value \$


or
Assessor's Market Value \$ 286,500

95,500 = 1/3 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


20130108000011430 2/2 \$110.50
Shelby Cnty Judge of Probate, AL
01/08/2013 02:35:32 PM FILED/CERT

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 1/8/13
☒ Unattested K. Melsen
(verified by)

Print Amy T. Braswell
Sign Amy T. Braswell
(Grantor/Grantee/Owner/Agent) circle one