

After Recording Return to:
BONNIE S. THOMPSON
512 BARONNE STREET
HELENA, AL 35080
File No. 01-11239620-01T

Shelby County, AL 01/16/2013
State of Alabama
Deed Tax: \$65.50

This document prepared by:

FRANK P. DEC, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405


20130116000022050 1/4 \$86.50
Shelby Cnty Judge of Probate, AL
01/16/2013 11:48:41 AM FILED/CERT

Tax ID No.:
13-5-21-2-000-005.011

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS INDENTURE made and entered into on this 10th day of December, 2012, by and between LISA G. JETT, AS SOLE HEIR OF JAMES HOLLAND THOMPSON, DECEASED, 512 BARONNE STREET, HELENA, AL 35080 hereinafter referred to as Grantor(s) and BONNIE S. THOMPSON, 512 BARONNE STREET, HELENA, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A"

Also known as: 512 BARONNE STREET, HELENA, AL 35080
Property Tax ID No.: 13-5-21-2-000-005.011
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 1995-08756, Recorded: 04/05/1995

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.



2013011600022050 2/4 \$86.50
Shelby Cnty Judge of Probate, AL
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EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 31, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, JACKSON SQUARE, PHASE TWO, SECTOR ONE AS RECORDED IN MAP BOOK 18, PAGE 76 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND SITUATED IN SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

TAX ID NO: 13-5-21-2-000-005.01

PROPERTY COMMONLY KNOWN AS: 512 BARONNE STREET, HELENA, AL 35080



20130116000022050 3/4 \$86.50
Shelby Cnty Judge of Probate, AL
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Assessor's parcel No. 13-5-21-2-000-005.011

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

Lisa G. Jett
LISA G. JETT

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that
Lisa G. Jett, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 10 day of December, 2012

J. B. McMillian
NOTARY PUBLIC
My commission expires: 12/28/2015

Real Estate Sales Validation Form

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

Grantor's Name Lisa G. Jett
Mailing Address 1005 Copena Dr
Pelham AL 35124

Grantee's Name Bonnie S. Thompson
Mailing Address 512 Baronne St
Helena AL 35080

Property Address 512 Baronne St
Helena AL 35080



20130116000022050 4/4 \$86.50
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Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$130,700 ($\frac{1}{2}$ interest value = \$65,350)

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 Shelby Tax Assessor

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 1-14-2013

Print Jo Ann Thompson

Unattested

Sign

(verified by)

Jo Ann Thompson
(Grantor/Grantee/Owner/Agent) circle one