


This instrument prepared by:
Jennifer J. Panetta
Law Offices of Thomas J. Skinner, IV, LLC.
2164 11th Avenue South
Birmingham, Alabama 35205

Send tax notice to:
Tabitha Osman
302 Forest Lakes Drive
Sterrett, Alabama 35147

STATE OF ALABAMA)
SHELBY COUNTY)


20130130000039760 1/2 \$40.00
Shelby Cnty Judge of Probate, AL
01/30/2013 11:43:59 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of Twenty Five Thousand Dollars and No/100 (\$25,000.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Judy Huddleston, a widow (hereinafter called "**Grantor**"), hereby remises, releases, quitclaims, grants, sells, and conveys to Tabitha Osman, a single woman (hereinafter called "**Grantee**"), all her right, title, interest and claim in or to the following described real estate, situated in Chilton County, Alabama, to-wit:

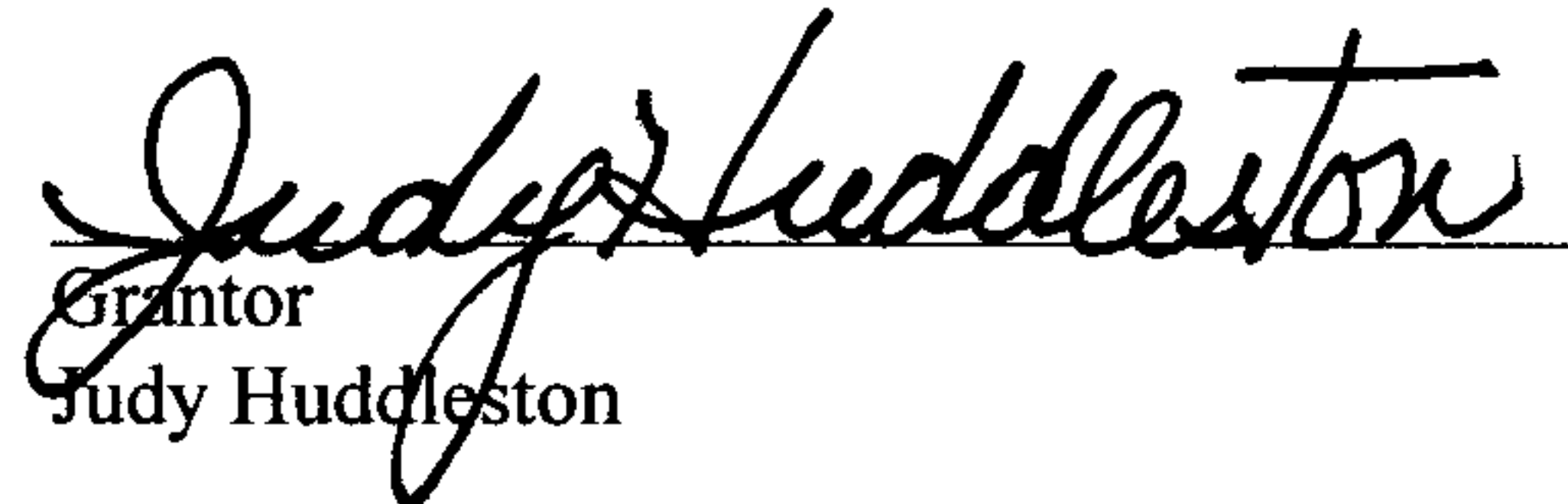
Legal Description:

Lot 623, according to the survey of Forest Lakes, Sector 12, as recorded in Map Book 34 at Page 3, in the Office of the Judge of Probate of Shelby County, Alabama

To have and to hold the said Grantee, her respective heirs and assigns forever.

The Grantor does hereby certify that the above-described property does not constitute her homestead.


IN WITNESS WHEREOF, Grantor has hereunto set her hands and seals on or as of the 24th day January, 2013.


Grantor
Judy Huddleston

STATE OF ALABAMA)
Walker COUNTY)

I, the undersigned, hereby certify that Judy Huddleston, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal of this office this 24 day January, 2013.


NOTARY PUBLIC
My Commission Expires: 4/30/14



Shelby County, AL 01/30/2013
State of Alabama
Deed Tax: \$25.00

Grantor's Name Judy Huddleston Grantee's Name Tabitha Ogman
Mailing Address 509 Crescent Circle Mailing Address 302 Forest Lakes Dr.
Jasper, AL 35503 Sterrett, AL 35147

Property Address 302 Forrest Lakes Dr. Date of Sale 1/24/13
Sterrett, AL 35147 Total Purchase Price \$ 25,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

20130130000039760 2/2 \$40.00
Shelby Cnty Judge of Probate, AL
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The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☒ Closing Statement
☒ Other (attached check)

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 1/30/13

Print Jennifer J. Panetta, Esq.

Sign [Signature]
(Owner / Agent) circle one