

This instrument was prepared by :
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, AL. 35243

Send Tax Notice To:
Teresa Adams
329 Addison Drive
Calera, AL. 35040

QUITCLAIM DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00) to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged,

Teresa Adams, an unmarried woman

does remise, release, quitclaim and convey as joint tenants with right of survivorship, to the said

Teresa Adams and Dustin R. Speer

all right, title, interest, and claim in or to the following described real estate situated in Shelby County Alabama, to-wit:

Lot 46, according to the Survey of final Plat of Camden Cove West, Sector 3, Phase 3, as recorded in Map Book 39, page 131, in the Probate Office of Shelby County, Alabama.

Subject to all restrictions, reservations, rights, easements, rights-of-way, provisions, covenants, terms, conditions and building set-back lines of record.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION NOR WAS ONE REQUESTED.

TO HAVE AND TO HOLD, to the said Teresa Adams and Dustin R. Speer, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event on grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

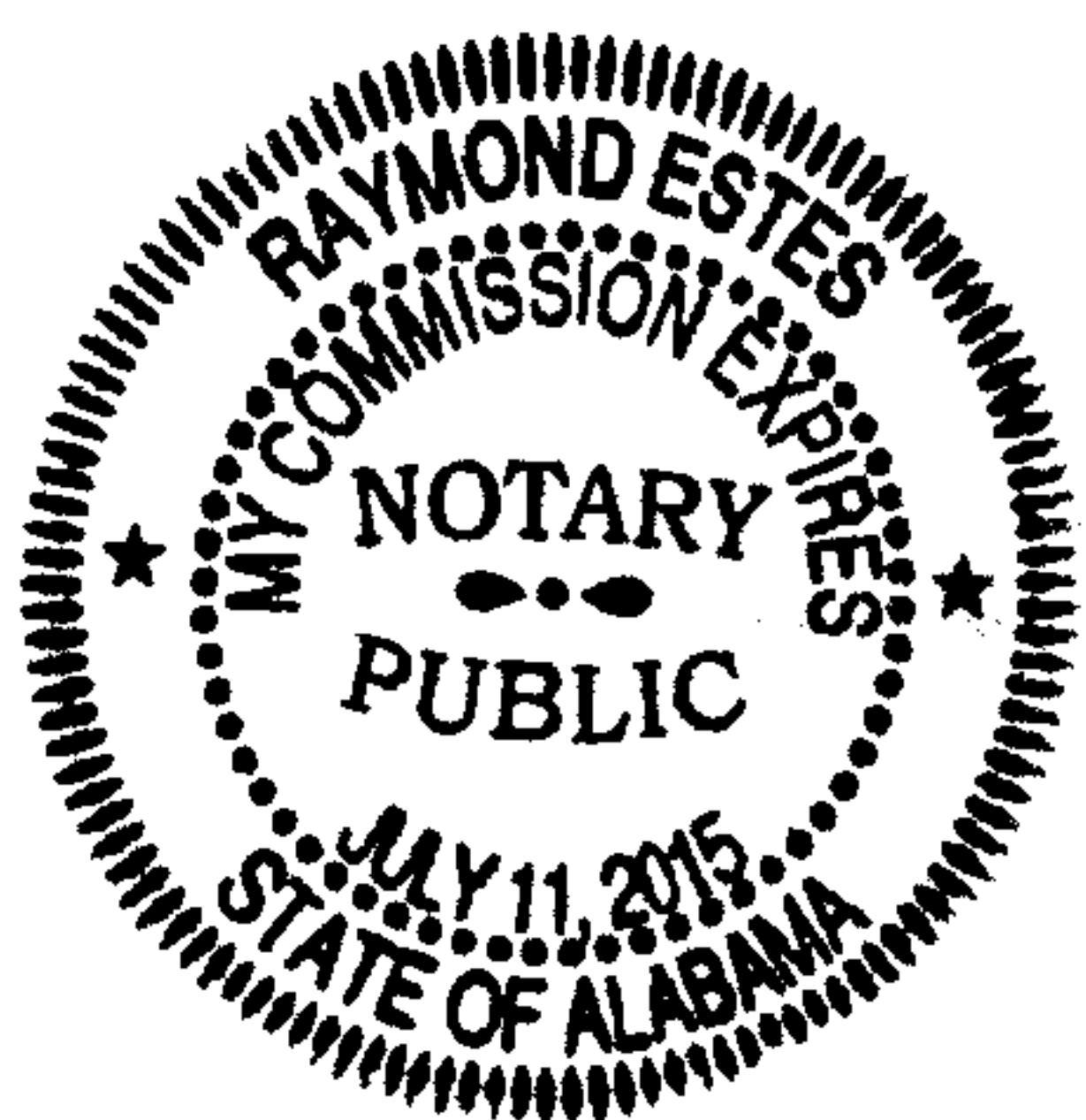
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 25 day of January, 2013.

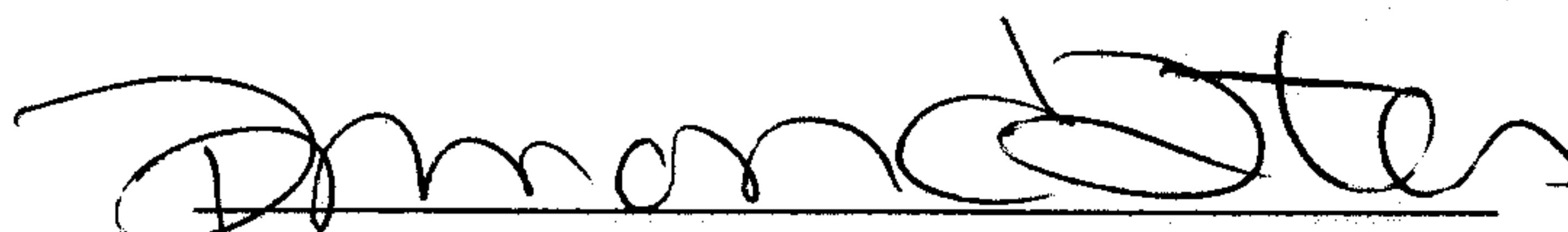

TERESA ADAMS

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Teresa Adams, 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 day the same bears date.

Given under my hand and official seal, this the 25 day of January, 2013.




R. Timothy Estes - Notary Public
My Commission Expires: 07/11/15

Shelby County, AL 02/11/2013
State of Alabama
Deed Tax: \$20.00


20130211000058500 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
02/11/2013 10:28:02 AM 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 Teresa Adams
Mailing Address 329 Addison Drive
Calera, AL 35040

Grantee's Name Teresa Adams
Mailing Address Dustin R. Speer
329 Addison Drive
Calera, AL 35040

Property Address 329 Addison Drive
Calera, AL 35040

Date of Sale 1/25/13
Total Purchase Price \$ 110,000.00



20130211000058500 2/2 \$35.00
Shelby Cnty Judge of Probate, AL
02/11/2013 10:28:02 AM FILED/CERT

or
Actual Value \$

or
Assessor's Market Value \$ 20,000.00

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 Assessors market value

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 _____

Print R. Timothy Ester

Unattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1