

Send tax notice to:
Shirlee A. Fanning
142 Hidden Creek Circle
Pelham, AL 35124

This instrument prepared by:
Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216

STATE OF ALABAMA
SHELBY COUNTY

TITLE NOT EXAMINED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Eight Thousand and No/100ths Dollars (\$108,000.00) and other good and valuable consideration, in hand paid to the undersigned SHIRLEE A. FANNING, an unmarried person (hereinafter referred to as the "Grantor") by SHIRLEE A. FANNING and DENISE DAVIDSON AS TRUSTEES OF THE SHIRLEE A. FANNING MANAGEMENT TRUST, DATED FEBRUARY 22, 2012, (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 22-A, ACCORDING TO THE RESURVEY OF LOTS 1 THROUGH 23, HIDDEN CREEK, AS RECORDED IN MAP BOOK 24, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

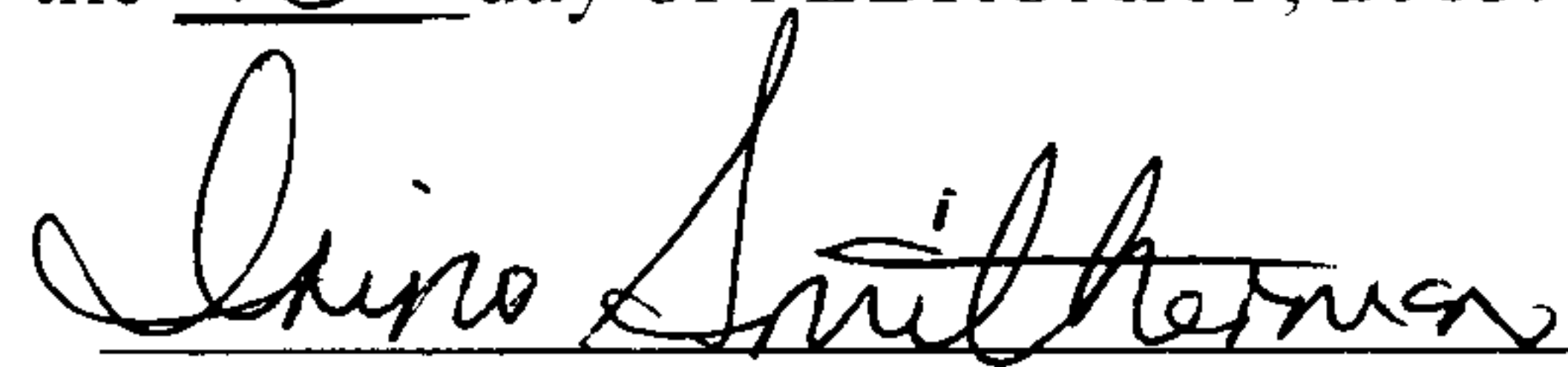
IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 15th day of FEBRUARY, 2013.



SHIRLEE A. FANNING

STATE OF ALABAMA
COUNTY OF Chilton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SHIRLEE A. FANNING, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of FEBRUARY, 2013.


Notary Public
Print Name: Irlino Smitherman
Commission Expires:


20130218000068910 1/2 \$124.00
Shelby Cnty Judge of Probate, AL
02/18/2013 02:14:40 PM FILED/CERT

Shelby County, AL 02/18/2013
State of Alabama
Deed Tax: \$108.00

My Commission Expires February 13, 2016

Real Estate Sales Validation Form

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

Grantor's Name Shirlee A. Fanning
Mailing Address 142 Hidden Creek Circle
Pelham AL 35124

Grantee's Name Shirlee A. Fanning
Mailing Address Management Trust
142 Hidden Creek Trust
Pelham, AL 35124

Property Address 142 Hidden Creek Circle
Pelham, AL 35124

Date of Sale 4/12/12

Total Purchase Price \$ 108,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



20130218000068910 2/2 \$124.00
Shelby Cnty Judge of Probate, AL
02/18/2013 02:14:40 PM FILED/CERT

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 2/13/13

Print Shirlee A. Fanning

Unattested

[Signature]
(verified by)

Sign

Shirlee A. Fanning

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1