

This instrument was prepared without title opinion by:

Hobson Law Firm LLC
1083 Walnut Street
Centreville, Alabama 35042

Send Tax Notice To:

Bronwyn M. Hobson
105 Branch Drive
Chelsea, AL 35243

State of Alabama §

Quit Claim Deed

Shelby County §

Know All Men By These Presents

That in consideration of **Ten and no/100 Dollars (\$10.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **Thomas Michael Hobson Jr.**, a married man, does hereby quit claim, grant, bargain, relinquish, devise, and convey unto **Bronwyn M. Hobson**, a married woman (herein referred to as the "Grantees", whether one or more), whatever interest he may have, whether of record or described adequately herein or not, in and to the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

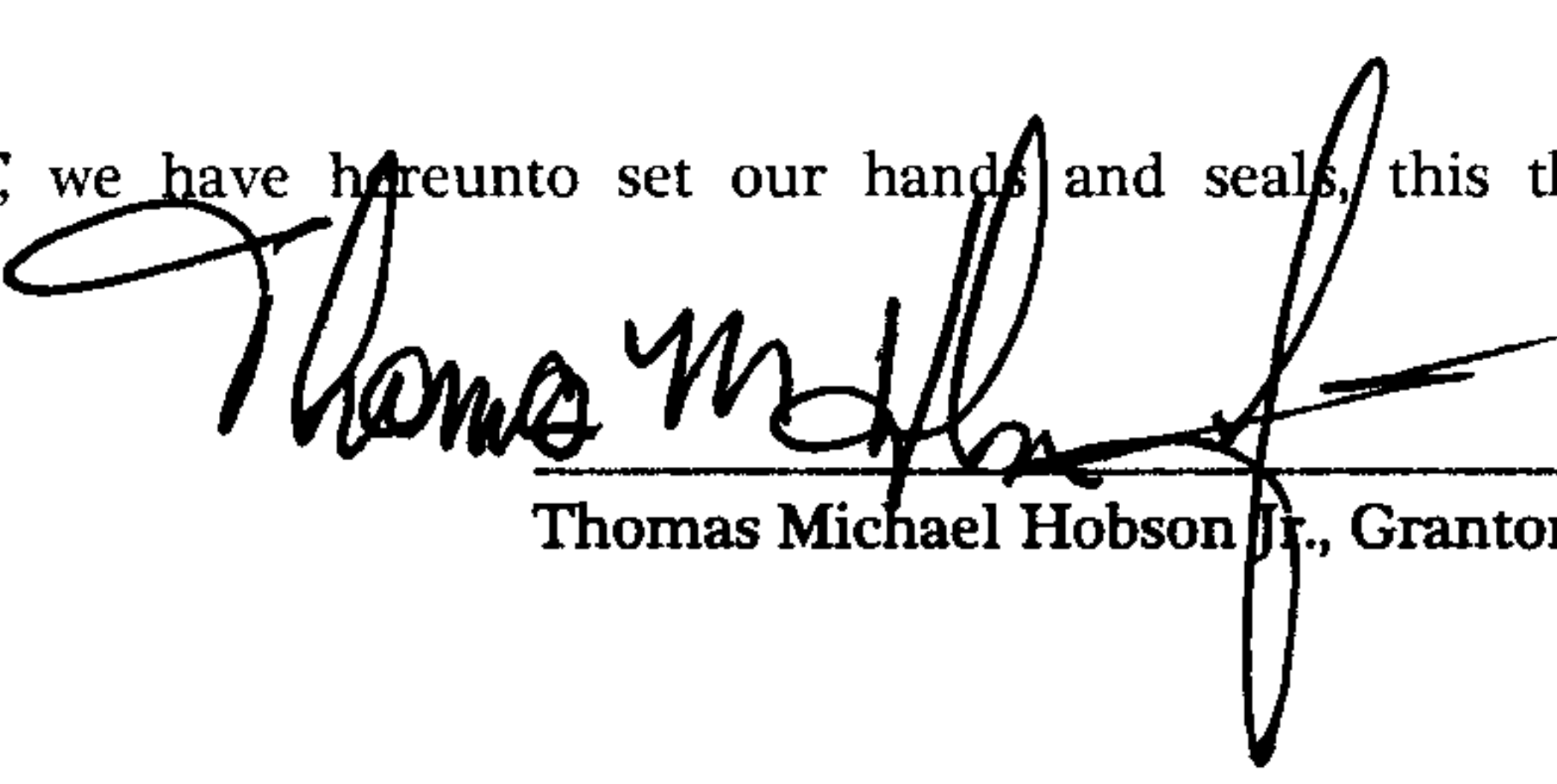
Lot 60, according to the Map of Brook Chase Estates, Phase I, as recorded in Map Book 21, Page 49, in the Probate Office of Shelby County, Alabama

The Property quit claimed herein is the homestead of the Grantor(s).

TO HAVE AND TO HOLD, the interest of the Grantor to the said Grantee(s), absolutely and free of trust or claim of right, subject to any mortgage indebtedness thereon.

This conveyance is made without any Warranty by the Grantor, and subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3rd day of December, 2012.



Thomas Michael Hobson Jr., Grantor

(Seal)

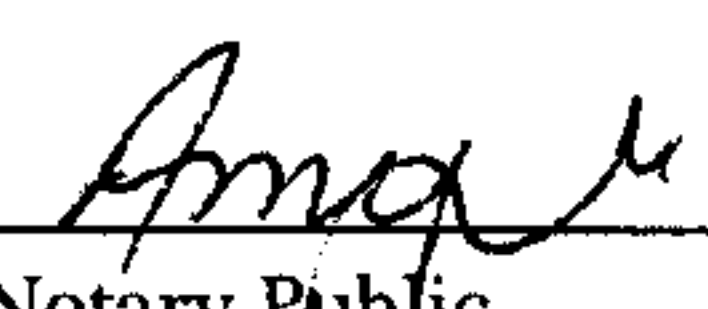
State of Alabama §

General Acknowledgment

Shelby County §

The undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas Michael Hobson Jr., whose name(s) is signed to the foregoing quit claim instrument, and being known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he executed the same voluntarily as his own act on the day the same bears date.

Given under my hand and official seal this the 3rd day of December, 2012.



Notary Public

My Commission Expires: 2/27/16

Shelby County: AL 03/01/2013
State of Alabama
Deed Tax: \$113.00



20130301000085710 1/2 \$128.00
Shelby Cnty Judge of Probate, AL
03/01/2013 09:24:39 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 Thomas Michael Hobson Jr
Mailing Address ~~1003~~ 1083 Walnut Street
Centreville, AL

Grantee's Name Bronwyn Hobson
Mailing Address 105 Branch Drive
Chelsea, AL 35043

Property Address 105 Branch Drive
Chelsea, AL

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 225,500.

1/2 112,750.00

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


20130301000085710 2/2 \$128.00
Shelby Cnty Judge of Probate, AL
03/01/2013 09:24:39 AM 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 3/1/13

Print

Bronwyn M Hobson

☒ Unattested

Sign

Bronwyn M Hobson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one