

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

THIS QUITCLAIM DEED is made and entered into this 19th day of April, 2013, by **NANCY S. BURTON, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS M. HORTON, DECEASED** (hereinafter referred to as the "Grantor"), and **WALTER AND BRENDA BULLOCK** (hereinafter referred to as the "Grantees").

KNOW ALL MEN BY THESE PRESENTS, that

WHEREAS, Thomas M. Horton (the "Decedent") died on or about July 16, 2012; and

WHEREAS, Nancy S. Burton was appointed the Personal Representative of the Decedent's Estate by Letters Testamentary issued on November 21, 2012 by the Probate Court of Shelby, County, Alabama, Case No. PR-2012-000673; and

WHEREAS, the real property described below was sold to the State of Alabama at a tax sale on or about May 16, 2001, and the Decedent purchased the property in the name of Vandiver Properties Ltd. from the State of Alabama on or about May 27, 2005; and

WHEREAS, no entity named Vandiver Properties Ltd. was ever created by the Decedent; and

WHEREAS, upon the death of the Decedent, the real property described below passed to the Decedent's Estate, which is under the administration of the Grantor.

NOW, THEREFORE, for and in consideration of the sum of Five Thousand Nine Hundred Five and 65/100 Dollars (\$5,905.65) and other good and valuable consideration to the Grantor, in hand paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents hereby remise, release, quitclaim and convey unto the said Grantees all of the Decedent's Estate's right, title, interest in and/or to the following described real property situated in Shelby County, Alabama, to-wit:

See Exhibit A attached hereto and made a part hereof as if set out herein in full.

TO HAVE AND TO HOLD to the said Grantees, and to the Grantees' successors and assigns, in fee simple forever.

NOTE: This Quitclaim Deed is being executed by the undersigned Grantor solely in her representative capacity as Personal Representative of the Decedent's Estate as named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned Grantor in her individual capacity.

NOTE: This property does not constitute the homestead of the Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal effective as of the date first above written.

GRANTOR:

Nancy S. Burton
Nancy S. Burton, Personal Representative of the
Estate of Thomas M. Horton, Deceased

STATE OF ALABAMA
JEFFERSON COUNTY

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)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy S. Burton, whose name is signed to the foregoing instrument as Personal Representative of the Estate of Thomas M. Horton, deceased, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument she, in such capacity, executed the same voluntarily on the day the same bears date.

Given under my hand this 19th day of April, 2013

Don Green
Notary Public
My Commission Expires: _____

MY COMMISSION EXPIRES MARCH 6, 2015

THIS INSTRUMENT PREPARED BY:

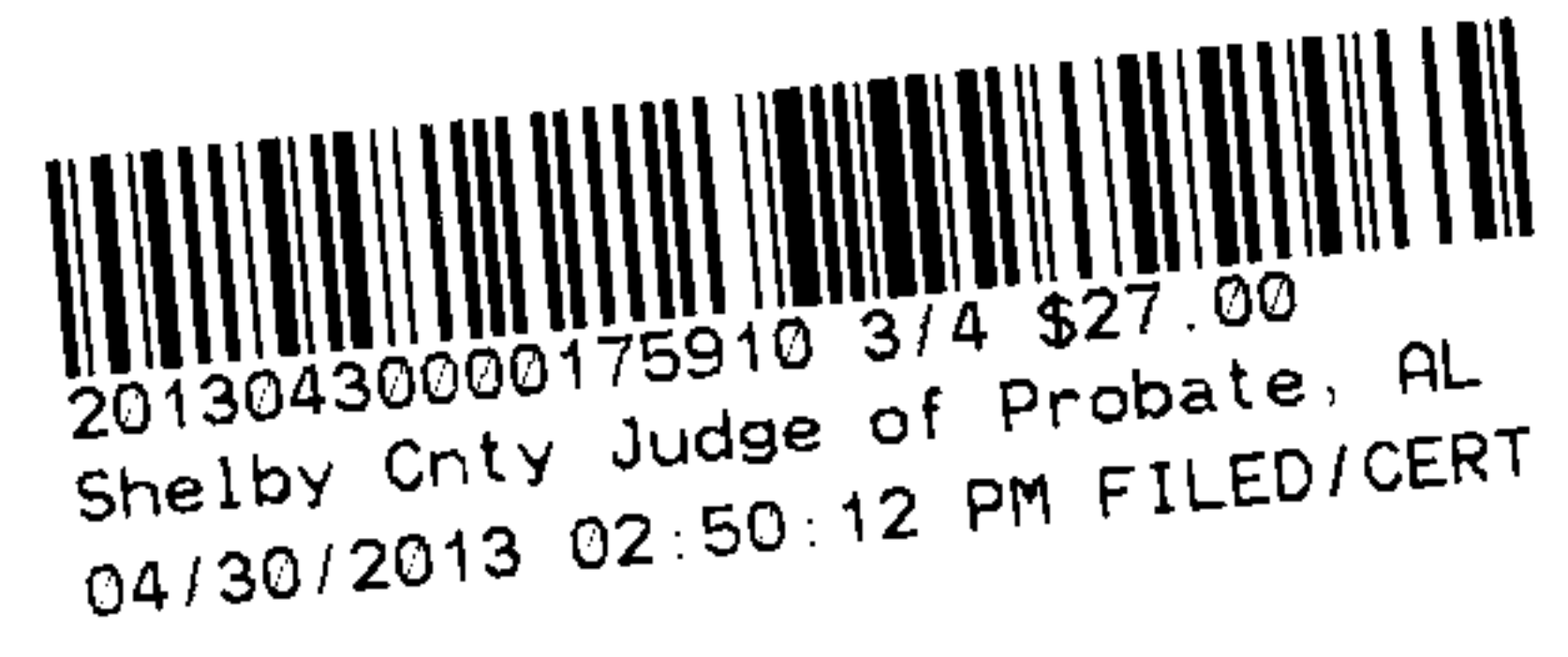
B. Ashten Kimbrough
Sirote & Permutt, P.C.
2311 Highland Avenue South
Birmingham, AL 35205



20130430000175910 2/4 \$27.00
Shelby Cnty Judge of Probate, AL
04/30/2013 02:50:12 PM FILED/CERT

EXHIBIT A

A part of the N 1/2 of the SE 1/4 of Section 6, Township 18 South, Range 2 East: begin at the SE corner of the N 1/2 of the SE 1/4 of said Section 6; thence North along the East line of same 660.74 feet; thence 90 deg. 10 min. left West 886.19 feet; thence 89 deg. 51 min. left South 431.80 feet; thence 90 deg. 10 min. left East 6.36 feet; thence 90 deg. 10 min. right South 228.71 feet to the South line of said N 1/2; thence 90 deg. 10 min. left East along said South line 879.57 feet to the point of beginning.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Nancy S. Burton, Personal
Representative of Estate of Thomas M. Horton

Grantee's Name: Walter and Brenda Bullock

Mailing Address P O Box 531274
Birmingham, AL 35253

Mailing Address: 187 Crabapple Lane
Vandiver, AL 35176

Property Address: ~~Crabapple Lane~~
Vandiver, AL 35176

Date of Sale 4/19/13

Total Purchase Price \$ 5,905.65

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

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 – Quitclaim Deed

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 4/19/13

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

☐ Unattested

(Verified by)