

This Instrument Prepared By:
Lynn Campisi
Lynn Campisi, P. C.
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

QUIT CLAIM DEED

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to WILLIAM H. ETHEREDGE, an unmarried man, (GRANTOR), in hand paid by WILLIAM H. ETHEREDGE, JR., LYNN E. McCANN, and LESLIE ANN ETHEREDGE, (GRANTEES), the receipt whereof is hereby acknowledged, I, WILLIAM H. ETHEREDGE, an unmarried man, do remise, quit claim and convey to the said by WILLIAM H. ETHEREDGE, JR., LYNN E. McCANN, and LESLIE ANN ETHEREDGE, as tenants in common, all right, title, interest, and claim in or to the following described real estate, situated in Jefferson County, Alabama, to-wit:

See Exhibit A attached hereto and incorporated herein as if set forth fully and at length.

SUBJECT TO:

1. Ad Valorem taxes for the year 2013 and subsequent years, said taxes being a lien but not due and payable until October 1, 2013.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.


THE GRANTOR HEREIN RESERVES A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTOR'S LIFE.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTOR.

WILLIAM H. ETHEREDGE, an unmarried man (GRANTOR) is the surviving Grantee of that certain deed dated the 15th day of September, 1989, and recorded in the Office of the Judge of Probate of Jefferson County, Alabama, Alabama, in Book Number 257, Page 379, the other Grantee, MARJORIE H. ETHEREDGE Deceased having died on or about the 16TH day of January, 2006.

NO TITLE OPINION GIVEN.

Shelby County, AL 05/02/2013
State of Alabama
Deed Tax: \$84.00


20130502000178280 1/4 \$106.00
Shelby Cnty Judge of Probate, AL
05/02/2013 08:31:40 AM FILED/CERT

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

IN WITNESS WHEREOF, WILLIAM H. ETHEREDGE, an unmarried man, has hereunto set his hand and seal, this 16th day of April, 2013.

William H. Etheredge (SEAL)
WILLIAM H. ETHEREDGE

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **WILLIAM H. ETHEREDGE, an unmarried man**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, he, executed the same voluntarily on the date the same bears date.

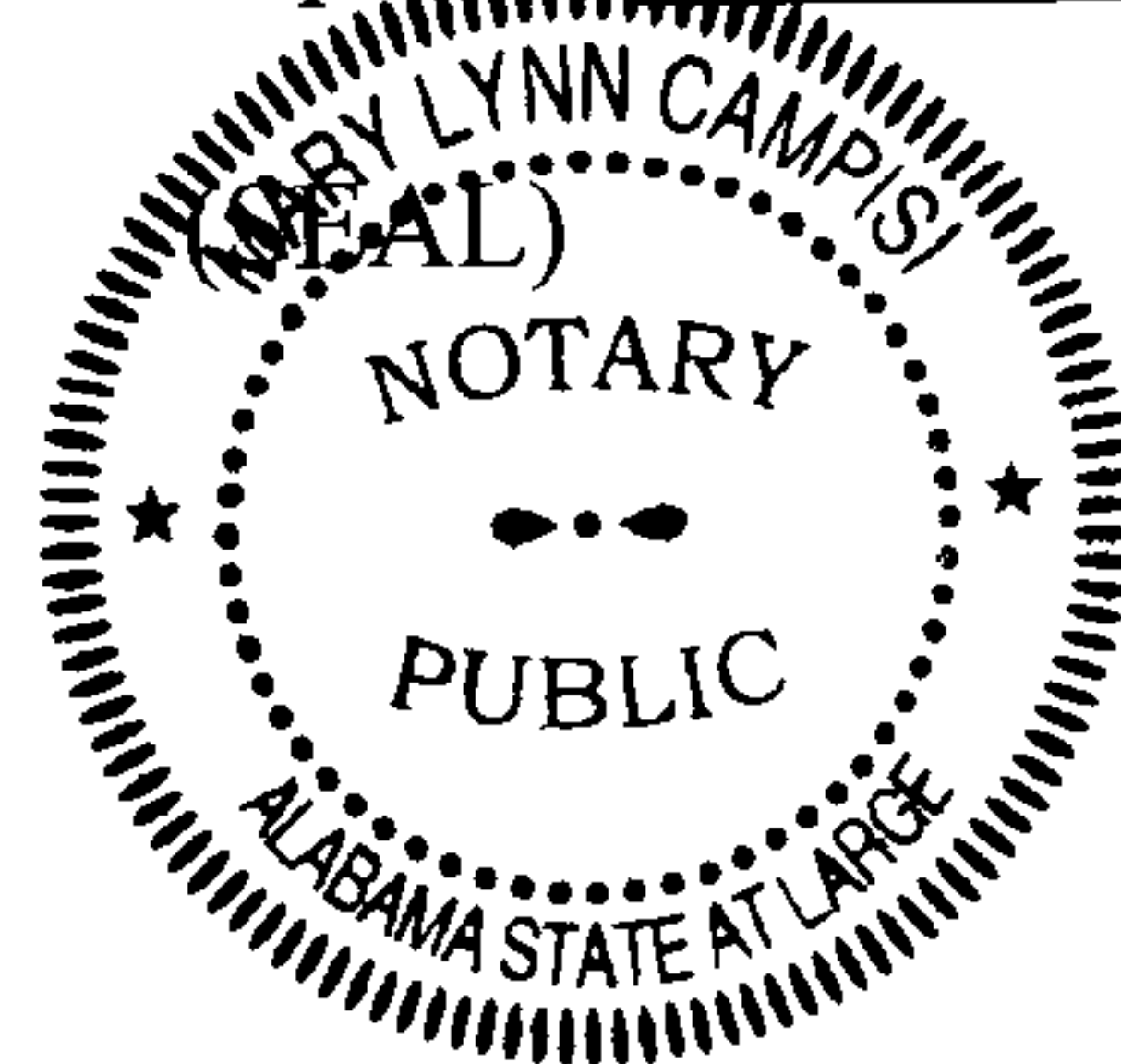
Given under my hand and official seal this 16th day of April, 2013.

[Signature]

Notary Public

My Commission Expires:

6-16-15



20130502000178280 2/4 \$106.00
Shelby Cnty Judge of Probate: AL
05/02/2013 08:31:40 AM FILED/CERT

EXHIBIT A

Unit 1203, Building 12, in The Gables, A Condominium, a condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real Volume 27, page 733, Real Volume 50, page 327, Real Volume 50, page 340 and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855 and, Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691, and Real 238, page 241, together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of the Gables Condominium as recorded in Map Book 9, pages 41 through 44 and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.



20130502000178280 3/4 \$106.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name William H. Etheredge Jr
Mailing Address 1203 Gables Drive
Birmingham AL
35244

Grantee's Name William H. Etheredge Jr
Mailing Address Lynn E. McCann
Leslie Ann Etheredge
1203 Gables Drive
Birmingham, AL 35244

Property Address 1203 Gables Drive
Birmingham, AL
35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 84,000⁰⁰

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 Tax Assessor

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 _____

☐ Unattested

Sign _____

Lynn E. McCann
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20130502000178280 4/4 \$106.00
Shelby Cnty Judge of Probate, AL
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Form RT-1