

10/28

Commitment Number: 13280928

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey,
Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
National Closing Solutions
5814 Lonetree Blvd.
Rocklin, CA 95765

(17-396706)

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
14-9-31-3-004-031000**

QUITCLAIM DEED

P. Brady Wilson and Melissa E. Wilson, ^{husband & wife} hereinafter grantors, of **Shelby County, Alabama**, without consideration paid, grant and quitclaim to **Phillip B. Wilson and Melissa E. Wilson**, hereinafter grantees, whose tax mailing address is **221 Treymoor Lake Cir., Alabaster, AL 35007** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF ALABAMA, COUNTY OF SHELBY, AND IS DESCRIBED AS FOLLOWS: LOT 484, ACCORDING TO THE SURVEY OF WEATHERLY, TREYMOOR ABBEY-SECTION 22, AS RECORDED IN MAP BOOK 21, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

PARCEL NUMBER(S): 14-9-31-3-004-031000

Property Address is: 221 TREYMOOR LAKE CIR., ALABASTER, AL 35007


20130530000220230 1/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/30/2013 12:32:32 PM FILED/CERT

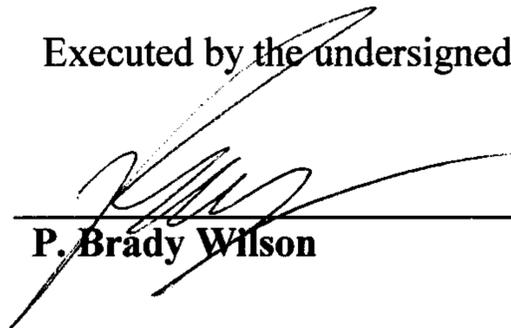
The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

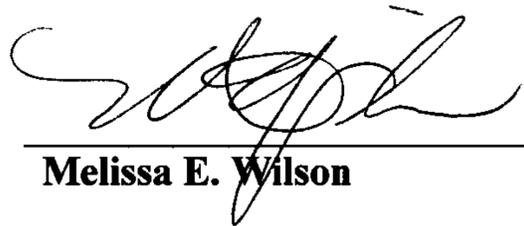
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: 2008052300021120

Executed by the undersigned on May 13, 2013:



P. Brady Wilson



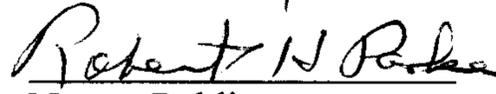
Melissa E. Wilson

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that, **P. Brady Wilson and Melissa E. Wilson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 13th day of MAY, 2013

**ROBERT H. PARKS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 02, 2016**



Notary Public
Robert H. Parks



20130530000220230 2/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/30/2013 12:32:32 PM 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 P. Brady Wilson
Mailing Address Melissa E Wilson
221 Tremmor Lake Cir
Alabaster, AL 35007

Grantee's Name Phillip B. Wilson
Mailing Address Melissa E. Wilson
221 Tremmor Lake Cir
Alabaster, AL 35007

Property Address same as
above

Date of Sale 5-13-2013
Total Purchase Price \$ 0 refinance



20130530000220230 3/3 \$19.00
Shelby Cnty Judge of Probate, AL
05/30/2013 12:32:32 PM FILED/CERT

Actual Value \$ _____
or
Assessor's Market Value \$ 185,300

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 Assessor's Statement
(Deed is updating name only)

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 5.20.13

Print L. Newkett

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)