

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION OR TITLE POLICY AND NO REPRESENTATION HAS BEEN MADE AS TO THE CONDITION OF TITLE BY THE PREPARER HEREOF AND THE LEGAL DESCRIPTION BELOW IS BASED UPON INFORMATION PROVIDED BY THE GRANTEES HEREIN.

This Deed Prepared By:
Clinton H. Ritchie, Jr.
Attorney at Law
1356 Hueytown Road
Hueytown, Alabama 35023

Send Tax Notice to:
Joan Brake
105 Gables Drive
Hoover, AL 35244

STATE OF ALABAMA)
SHELBY COUNTY) **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of love and affection, the value of which is **FOURTEEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$14,300.00)**, WHICH REPRESENTS A ONE-FIFTH (1/5) INTEREST IN **SEVENTY-ONE THOUSAND AND NO/100 DOLLARS (\$71,500.00)** and other good and valuable consideration, the receipt whereof is acknowledged by the undersigned **BRANDI BRAKE**, an unmarried woman, (hereinafter "GRANTOR"), hereby releases, quitclaims, grants, sells, and conveys to **JOAN BRAKE**, a widowed woman (hereinafter called "GRANTEE"), all her right, title, interest and claim, without recourse, wherever it might be, in and to the following described real estate, situated in Shelby County, Alabama, to-wit:


LEGAL DESCRIPTION

Unit 105-C, Building 1, 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 773, 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 thru 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.

NOTE: The above-described property does not constitute the homestead of the Grantor.

NOTE: The purpose and intent of this deed is to clear title and to transfer and quitclaim all of Grantor's inherited interest in fee simple and to quitclaim Grantor's interest, if any, in the hereinabove described property to the Grantee, the sole remaining life estate holder, who is the grandmother of the Grantor, so said Grantee may sell the property free of these title issues.

Shelby County, AL 05/30/2013
State of Alabama
Deed Tax: \$14.50


20130530000220310 1/3 \$32.50
Shelby Cnty Judge of Probate, AL
05/30/2013 01:23:44 PM FILED/CERT

NOTE: This property was inherited but never used by the Grantor. The life estate holders, Kenneth Brake and Joan Brake, were the sole occupants of said residence. This transfer is back to the surviving life estate holder, Joan Brake. The other life estate holder, Kenneth Brake, died on June 22, 2012.

NOTE: Joan Brake, the Grantee herein, is one and the same person as Joan Winifred Selby Brake.

NOTE: Kenneth Brake, the former holder of a life estate interest in the above described property, is one and the same person as Kenneth Winston Waltor Brake.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the 8th day of May, 2013.

Brandi Brake
BRANDI BRAKE


STATE OF ALABAMA)
COUNTY OF Tuscaloosa)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that BRANDI BRAKE, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she signed her name as her free and voluntary act on this the 8th day of May, 2013.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of May, 2013.

Carla Gillespie
Notary Public
My Commission Expires: 6-25-14

CARLA GILLESPIE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
June 25, 2014


20130530000220310 2/3 \$32.50
Shelby Cnty Judge of Probate, AL
05/30/2013 01:23:44 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 Brandi Brake

Grantee's Name Joan Brake

Mailing Address 864 County Rd 42
Moundville, AL 35474

Mailing Address 105 Gables Drive
Hoover, AL 35244

Property Address 105 Gables Dr.
Hoover, AL 35244

Date of Sale Transfer:
Total Purchase Price \$ Quitclaim of 1/5th interest of
\$71,500

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 Transfer of a 1/5th inherited interest in the above
referenced property which will be sold to a subsequent purchaser by
Joan Brake under a sales contract for \$71,500.00. Joan Brake is the

If the conveyance document presented for recordation contains all of the required information referenced
above, the filing of this form is not required. original 1999 grantor/life estate holder.

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 5-9-13

Print Brandi Brake

☐ Unattested

Sign Brandi Brake
(Grantor/Grantee/Owner/Agent) circle one

verified by



20130530000220310 3/3 \$32.50
Shelby Cnty Judge of Probate, AL
05/30/2013 01:23:44 PM FILED/CERT

Form RT-1