

PREPARED BY:
J. Birch Bowdre, Esq.
Wallace, Jordan, Ratliff & Brandt, LLC
Post Office Box 530910
Birmingham, Alabama 35253

SEND TAX NOTICE TO:
Lynne R. Powell
2055 Eagle Valley Drive
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One Dollar (\$1) and other good and valuable consideration, in hand paid by LYNNE R. POWELL, a married woman (hereinafter referred to as Grantee), the receipt whereof is hereby acknowledged, GLENN ALLEN POWELL, a married man (herein referred to as Grantor), does remise, release, quit claim and convey to the Grantee all his right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, more particularly described as follows, to-wit:

Lot 1515, according to the Survey of Eagle Point, 15th Sector, as recorded in Map Book 26, Page 35, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Source of Title Deed Book 2000 Page 16029

Subject to ad valorem taxes due October, 2013, not yet a lien.

Subject to ad valorem taxes due October 2014, not yet payable.


Subject to all easements, encumbrances, restrictions and rights of way of record.

The above property constitutes the homestead of the Grantor and Grantee.

TO HAVE AND TO HOLD, to the Grantee, her heirs, personal representatives, successors and assigns forever.

{remainder of page intentionally left blank; signature page to follow}

Shelby County, AL 06/03/2013
State of Alabama
Deed Tax: \$151.00


20130603000224900 1/3 \$169.00
Shelby Cnty Judge of Probate, AL
06/03/2013 10:48:11 AM FILED/CERT


GLENN ALLEN POWELL

Official seal this _____ day of March

 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

**NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Oct 15, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS**



20130603000224900 2/3 \$169.00
Shelby Cnty Judge of Probate, AL
06/03/2013 10:48:11 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	Glenn Allen Powell and Lynne R. Powell	Grantee's Name	Lynne R. Powell
Mailing Address	<u>2055 Eagle Valley Dr</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>2055 Eagle Valley Dr</u> <u>Birmingham, AL 35242</u>
Property Address	<u>2055 Eagle Valley Dr</u> <u>Birmingham, AL 35242</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>150,900</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other tax assessor's current market value
<input type="checkbox"/> Closing Statement	

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.

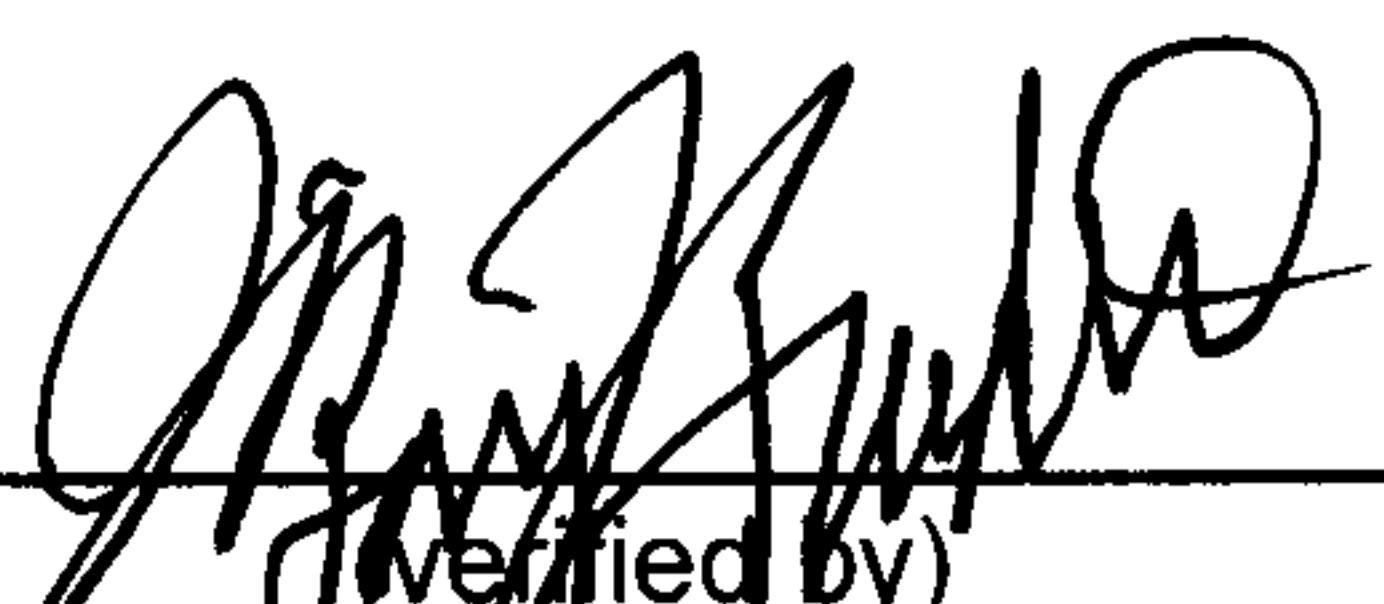
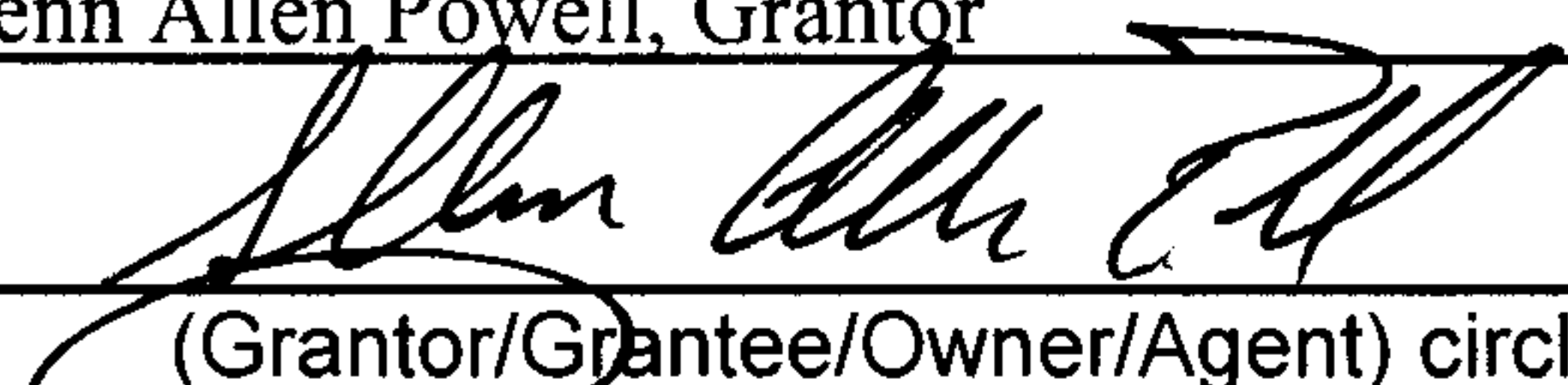
Date of Sale - the date on which interest to the property was conveyed.

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	<u>3/1/13</u>	Print	<u>Glenn Allen Powell, Grantor</u>
Unattested		Sign	
	(Verified by)		(Grantor/Grantee/Owner/Agent) circle one

