

THIS INSTRUMENT WAS PREPARED BY:
Richard C. Shuleva, Attorney
2450 Valleydale Road
Birmingham, AL 35244

SEND TAX NOTICE TO:
Lechi Vu Key
1540 Laurens Street
Birmingham, Alabama 35242

QUIT CLAIM DEED

1536476

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar (\$1.00)** and pursuant to the Final Decree entered in the Circuit Court of Shelby County, Alabama; Case No. DR-12-900774.00, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Jimmy Wayne Key AKA Jimmy W. Key, an unmarried man**, (herein referred to as grantor, whether one or more), do hereby remise, release, quit claim and convey unto, **Lechi Vu Key, an unmarried woman** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 108A, according to the Final Plat of the residential Subdivision Beaumont Phase 4, a Resurvey of Lots 85-99 and 102-110, as recorded in Map Book 39, page 83, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Building line(s) as shown by recorded map; (3) Easement(s) as shown by recorded map; (4) Restrictions appearing of record in Instrument 20060411000166620 in the Probate Office of Shelby County, Alabama; (5) Mineral and mining rights and rights incident thereto recorded in Misc. Volume 5, page 355; Misc. Volume 4, page 442 and Misc. Volume 48, page 427, in the Probate Office of Shelby County, Alabama; (6) Rights of upstream and downstream riparian owners with respect to any body of water which may lie adjacent to and/or traversing through, subject property; (7) Agreement of Covenants as recorded in Instrument 20060607000270390 in the Probate Office of Shelby County, Alabama; (8) Grant of Land Easement and Restrictions recorded in Instrument 20070418000180130 in the Probate Office of Shelby County, Alabama; (9) Declaration of Covenants, Conditions and Restrictions for Beaumont Residential Subdivision as recorded in Instrument 20070626000297880, amended in Instrument 20071130000543120 in the Probate Office of Shelby County, Alabama; (10) Grant of Land Easement with Restrictive Covenants recorded in Instrument 20071109000517680 in the Probate Office of Shelby County, Alabama.

Property is subject to any and all agreements, easements, restrictions and/or limitations of probated record and/or applicable law. Property is also subject to any recorded mortgages. This is not the homestead of grantor.

The legal description set out herein was furnished to preparer by the grantee herein without the benefit of survey or title search.

TO HAVE AND TO HOLD to the said **Lechi Vu Key**, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of May, 2013.



20130603000225890 1/2 \$144.50
Shelby Cnty Judge of Probate, AL
06/03/2013 02:06:28 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

Jimmy Wayne Key

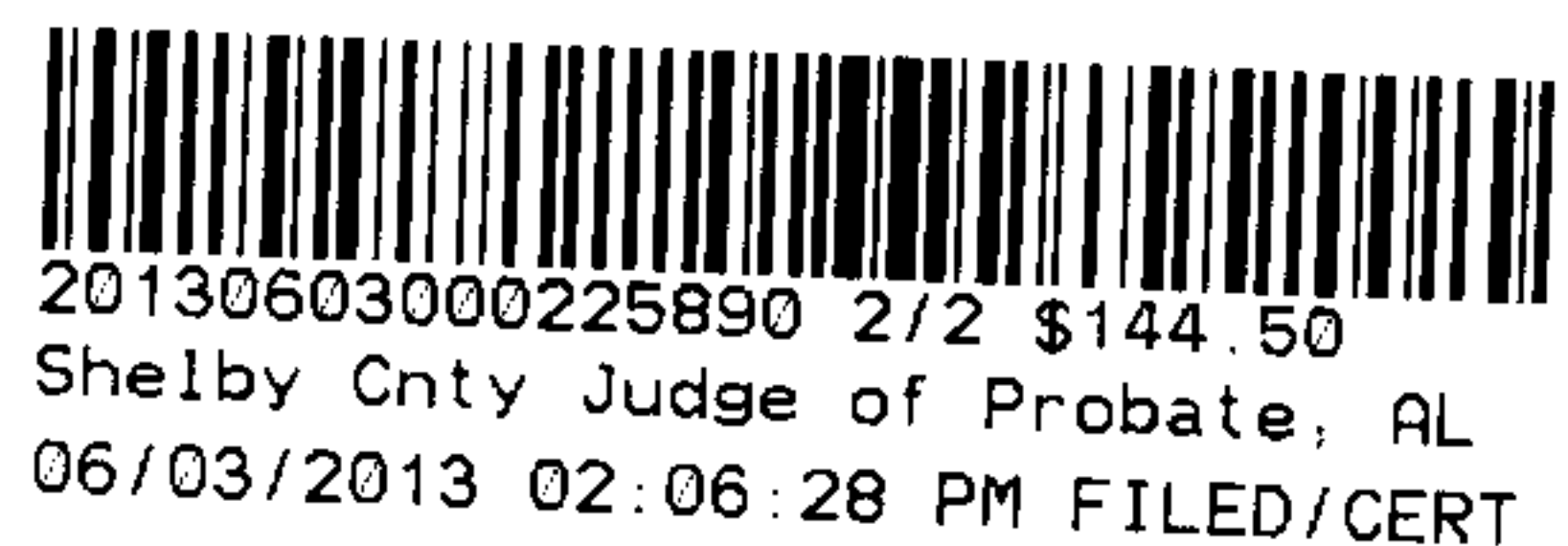
AKA Jimmy W. Key

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jimmy Wayne Key AKA Jimmy W. Key**, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

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

Shelby County, AL 06/03/2013
State of Alabama
Deed Tax: \$129.50

Notary Public Deborah B. Cannova
My Commission Expires: 5/11/2015



Real Estate Sales Validation Form

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

Grantor's Name	Jimmy Wayne Key AKA Jimmy W. Key	Grantee's Name	Lechi Vu Key
Mailing Address		Mailing Address	1540 Laurens St
			Birmingham, AL 35242
Property Address	1540 Laurens St	Date of Sale	
	Birmingham, AL 35242	Total Purchase Price \$	
		or	
		Actual Value \$	
		or	
		Assessor's Market Value \$	258,900 * 1/2 = \$129,450

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ 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	5/22/13	Print	Lechi Vu Key
☐ Unattested		Sign X	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one