


This conveyance prepared without the benefit of current survey or title insurance. Attorney makes no representations as to the legal description or title of this property.

Send Tax Notice To:
Jennifer H. Hess
1795 Indian Hills
Pelham, Alabama 35124

This instrument was prepared by:
Wm. Randall May
ALLISON, MAY & KIMBROUGH, L.L.C.
1300 Corporate Drive
Birmingham, AL 35242


20130607000232710 1/3 \$116.50
Shelby Cnty Judge of Probate, AL
06/07/2013 09:16:21 AM FILED/CERT

Shelby County, AL 06/07/2013
State of Alabama
Deed Tax: \$98.50

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **RANDALL G. HESS and wife, JENNIFER H. HESS** (hereinafter referred to as Grantor, whether one or more) do remise, release, quit claim and convey to **JENNIFER H. HESS** (herein referred to as Grantee, whether one or more), all right, title, interest, and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:


Lot 6, Block 3, First Addition to Indian Hills, Second Sector, as recorded in Map Book 5 on Page 7 in the Probate Office of Shelby County, Alabama

Subject to taxes, existing easements, restrictions, set-back lines, rights of ways, limitations, permits, encumbrances, if any, of record.


TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns, forever.

IN WITNESS WHEREOF, we have set our hands and seals this 3 day of June, 2013.

(SIGNATURES APPEAR ON THE FOLLOWING PAGE)



RANDALL G. HESS




JENNIFER H. HESS


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randall G. Hess and Jennifer H. Hess, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day 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 and official seal, this the 3rd day of JUNE, 2013.



Notary Public
My commission expires: 7/14/2014


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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 Randall & Jennifer Hess
Mailing Address 1795 Indian Hills
Pelham, AL 35124

Grantee's Name Jennifer Hess
Mailing Address 1795 Indian Hills
Pelham, AL 35124

Property Address 1795 Indian Hills
Pelham, AL 35124

Date of Sale 5-24-2013
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 196,650.00

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 Shelby County 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 5-24-2013

Print Wm. Randall May

Unattested *Wm. Randall May*
(verified by)

Sign *Jennifer Hess*
(Grantor/Grantee/Owner/Agent) circle one

