

This instrument prepared by:  
R. Timothy Estes, Esq.  
Estes, Sanders & Williams, LLC  
4501 Pine Tree Circle  
Vestavia Hills, AL 35243

20130607000234490 1/2 \$63.50  
Shelby Cnty Judge of Probate, AL  
06/07/2013 02:07:11 PM FILED/CERT

Send Tax Not To:  
Thomas E. Washington  
314 Sterling Oaks Drive  
Birmingham, AL. 35244

**Quitclaim Deed**  
**JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty Eight Thousand Five Hundred and 00/100 Dollars (\$48,500.00)** and other good and valuable consideration in hand paid to the undersigned Grantors, Thomas Eddie Washington and Lillian Shealy Simons Washington, husband and wife, paid by the Grantees, Thomas Eddie Washington, Lillian Shealy Simons Washington and, Alison Washington, the receipt and sufficiency of which are hereby acknowledged, Grantors do hereby grant, convey and quitclaim unto Grantees as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama, to-wit:

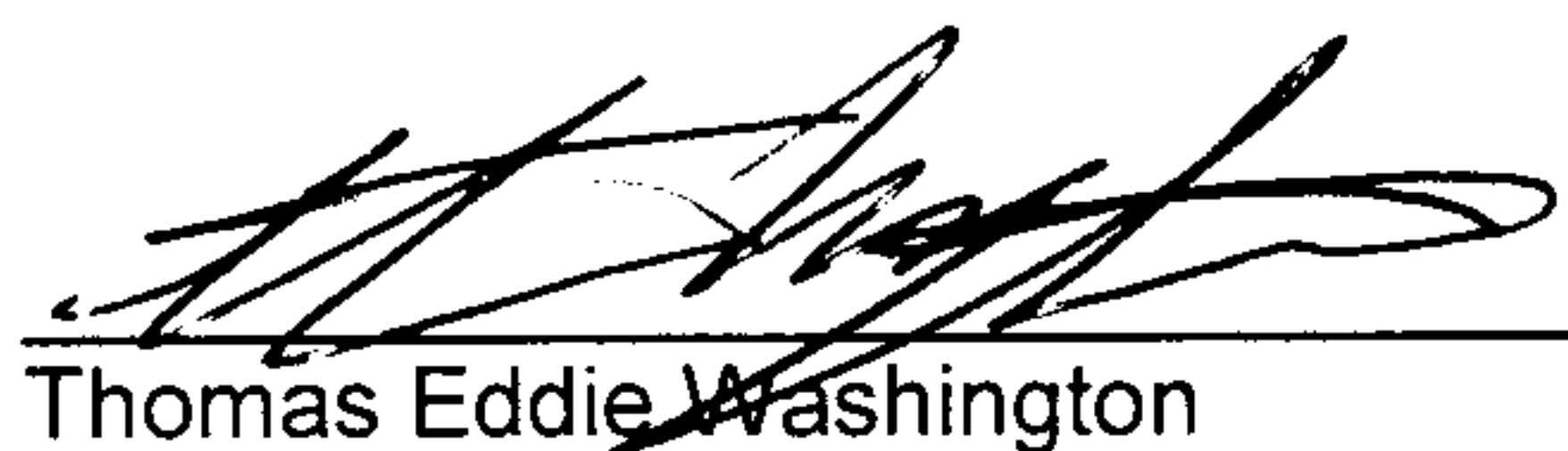
**Unit 314, according to a survey of Sterling Oaks Condominium, a Condominium in Shelby County, Alabama, as established by that certain Declaration of Condominium as recorded in Instrument Number 20040316000134350 and First Amendment to Declaration of Condominium as recorded in Instrument Number 20040701000364570, and Articles of Incorporation of Sterling Oaks Owners Association, Inc., as recorded in Exhibit "C" of the Declaration of Condominium and the By-Laws of Sterling Oaks Owners Association as recorded in Exhibit "D" of the Declaration of Condominium, together with an undivided 1/60 interest in the common elements of Sterling Oaks Condominium, a Condominium as set out in the Declaration of Condominium and according to the survey of Sterling Oaks Condominium, a Condominium, recorded in Map Book 33, page 101 A thru D, in the Probate Office of Shelby County, Alabama.**

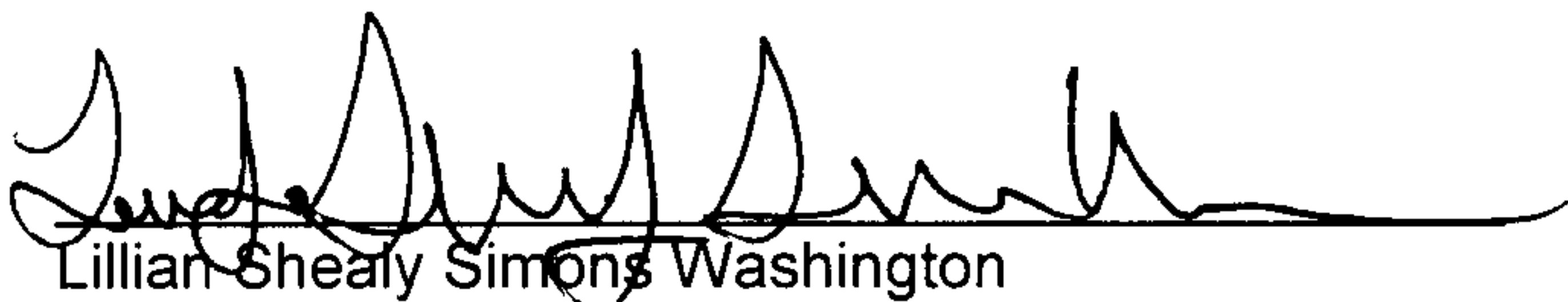
**SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.**

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION NOR WAS ONE REQUESTED.**

**TO HAVE AND TO HOLD** unto the said GRANTEE as joint tenants, with right of survivorship, successively, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), upon the death of any one of said GRANTEES the joint tenants, with right of survivorship, and that upon the death of either of the said two survivors, the said property shall vest in the survivor of them and that the entire interest in fee simple shall pass to and vest in the last surviving GRANTEE herein named, but if neither GRANTEE herein named survives the other or others, such as in case of death in a common accident, then the heirs and assigns of the GRANTEES herein shall take as tenants in common

**IN WITNESS WHEREOF**, the said Grantor has hereunto set her hand and seal on this 30<sup>th</sup> day of May, 2013.

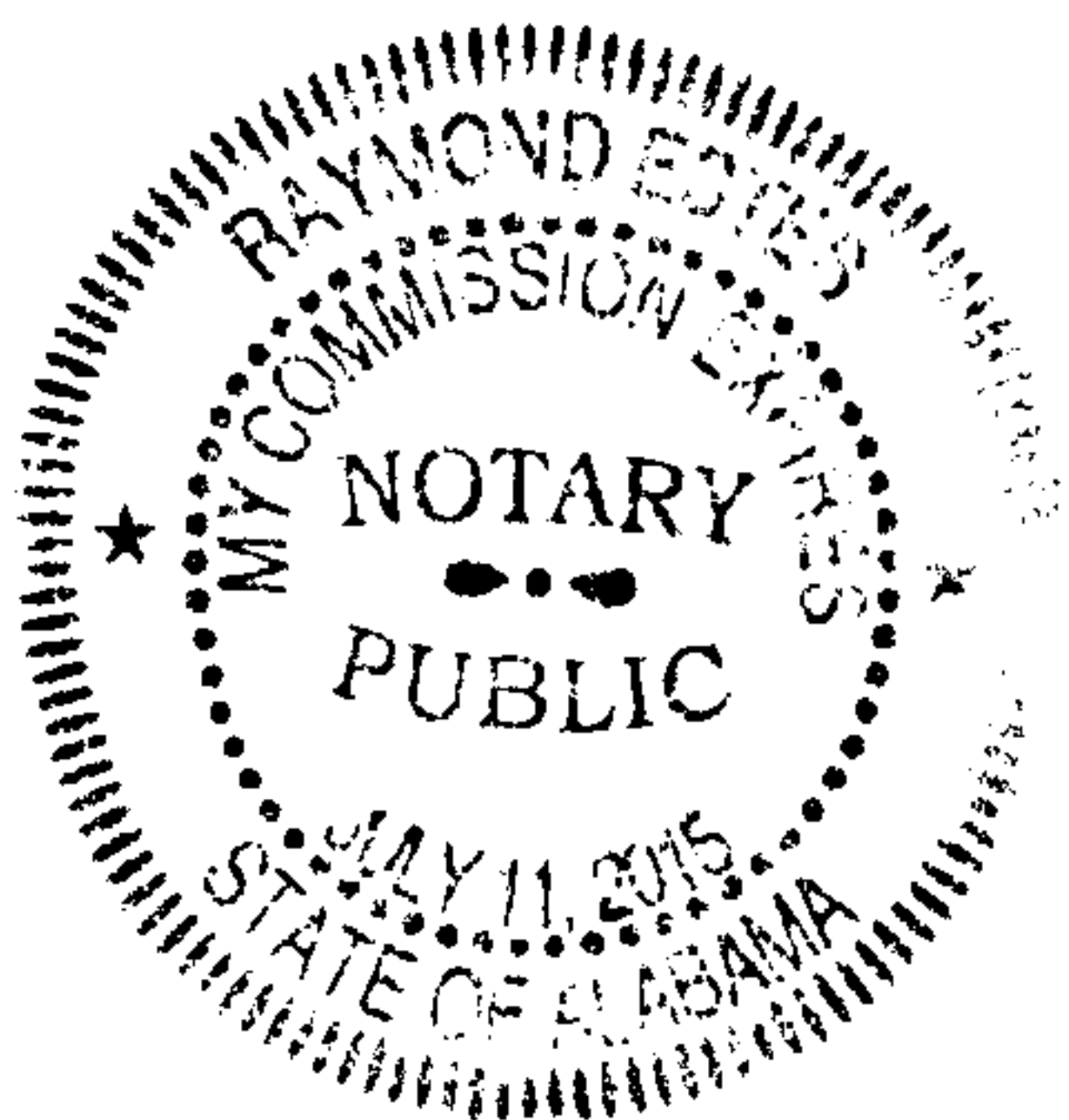
  
Thomas Eddie Washington


  
Lillian Shealy Simons Washington

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lisa Carol Campbell, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of May 2013.



  
Notary Public - R. Timothy Estes  
My Commission Expires: 07/11/15

Shelby County, AL 06/07/2013  
State of Alabama  
Deed Tax: \$48.50

# Real Estate Sales Validation Form

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

Grantor's Name: Thomas Eddie Washington  
Lillian Shealy Simons Washington

Grantee's Name: Thomas Eddie Washington  
Lillian Shealy Simons Washington  
Alison Washington

Mailing Address: 314 Sterling Oaks Drive  
Birmingham, AL 35244

Mailing Address: 314 Sterling Oaks Drive  
Birmingham, AL 35244

Property Address: 314 Sterling Oaks Drive  
Birmingham, AL 35244

Date of Sale: 5/30/13

Total Purchase Price: \$ \_\_\_\_\_

OR Actual Value: \$ \_\_\_\_\_

OR Assessor's Value: \$ 48,500.00

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale   ☐ Sales Contract   ☐ Closing Statement   ☐ Appraisal   ☒ Other Assessors Value

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 is 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 an 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 § 40-22-1 (h).

Date: 30 May 13

Print Name: Thomas Eddie Washington

Signature: \_\_\_\_\_

☒ Grantor   ☐ Grantee   ☐ Owner   ☐ Agent

☐ Unattested \_\_\_\_\_

(Verified by)



20130607000234490 2/2 \$63.50  
Shelby Cnty Judge of Probate, AL  
06/07/2013 02:07:11 PM FILED/CERT