

PREPARED WITHOUT BENEFIT OF SURVEY OR TITLE SEARCH

This instrument prepared by:

WILLIAM T. HARRISON, Sr.
Attorney at Law
106 S. Main Street
Post Office Box 902
Columbiana, Alabama 35051
(205) 669-7862

SEND TAX NOTICE TO:

Frank A. Bond
1308 Berwick Drive
Birmingham, Alabama 35242

QUIT CLAIM DEED

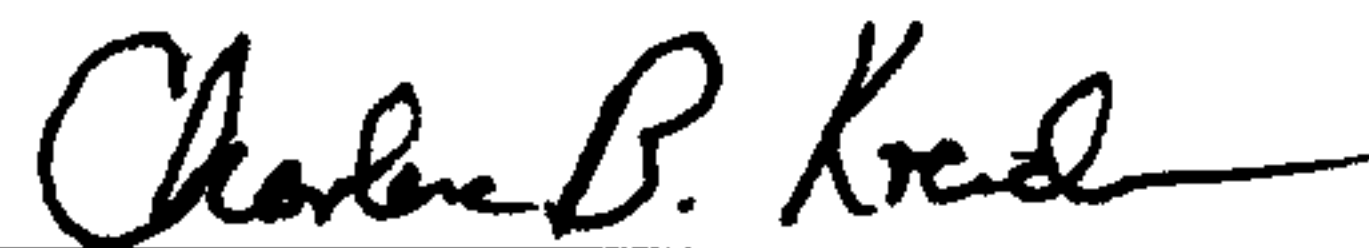
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Hundred and No/100 (**\$100.00**) dollar in hand received by **Charlene B. Kreider**, a married woman, (hereinafter called Grantor), the receipt whereof is hereby acknowledged, the undersigned hereby releases, **quitclaims**, grants, sells and conveys unto her father, **Frank A. Bond**, a divorced man, (hereinafter called Grantee), all of my right, title, interest, and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 54, ACCORDING TO THE SURVEY OF FIRST ADDITION TO
GREYSTONE RIDGE GARDEN HOMES, AS RECORDED IN MAP BOOK 16,
PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA
SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under my hand and seal, this 7 day of June, 2013.




Charlene B. Kreider,
Grantor

THE STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for the County, in said State, hereby certify that **Charlene B. Kreider**, 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 this deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of June, 2013.


Notary Public
My Commission Expires: 9-22-13

Real Estate Sales Validation Form

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

Grantor's Name Charles R. Kreider
Mailing Address 2675 Dolly Ridge Road
Vestavia, Alabama 35243

Grantee's Name Frank A. Bond
Mailing Address 1308 Berwick Drive
Birmingham, Alabama 35242

Property Address 1308 Berwick Drive
Birmingham, Alabama
35242

Date of Sale 6-7-2013
Total Purchase Price \$ _____
Or
Actual Value \$ 200,000-
Or 1/2, 100,000
Assessors 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

Settlement of Divorce
(no money passed hands)

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date June 7, 2013

☐ Unattested _____
(verified by)

Print William T. Harrison, Sr. Attorney
Sign William T. Harrison, Sr. Attorney
(Grantor/Grantee/Owner/Agent) circle one C



20130610000238250 3/3 \$118.00
Shelby Cnty Judge of Probate, AL
06/10/2013 03:51:35 PM FILED/CERT