

PREPARED BY:

Terry Stough
120 Hunter Hills Drive
Chelsea, AL 35043

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Terry Stough
120 Hunter Hills Drive
Chelsea, AL 35043

MAIL TAX STATEMENTS TO:

Terry Stough
120 Hunter Hills Drive
Chelsea, AL 35043


20130612000239870 1/4 \$168.00
Shelby Cnty Judge of Probate, AL
06/12/2013 09:50:21 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS QUITCLAIM DEED, made and entered into on the 24th day of May, 2013, between Karen Lunsford, a married person, whose address is 120 Hunter Hills Drive, Chelsea, Alabama 35043("Grantor"), and Terry Stough, a married person, whose address is 120 Hunter Hills Drive, Chelsea, Alabama 35043 ("Grantee").

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby Remises, Releases, AND FOREVER Quitclaims to Grantee, the property located in Shelby County, Alabama, described as:

Lot 44, according to the Survey of Hunter Hills, Phase One, as recorded in Map Book 21, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO all, if any, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

Grantor grants all of the Grantor's rights, title and interest in and to all of the above described property and premises to the Grantee, and to the Grantee's heirs and assigns forever in fee simple, so that neither Grantor nor Grantor's heirs legal representatives or assigns shall have, claim, or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax/Parcel ID Number: 15 3 05 0 000 034.015

Shelby County, AL 06/12/2013
State of Alabama
Deed Tax:\$147.00

IN WITNESS WHEREOF the Grantor has executed this deed on the 24th day of May, 2013.

5/24/2013
Date

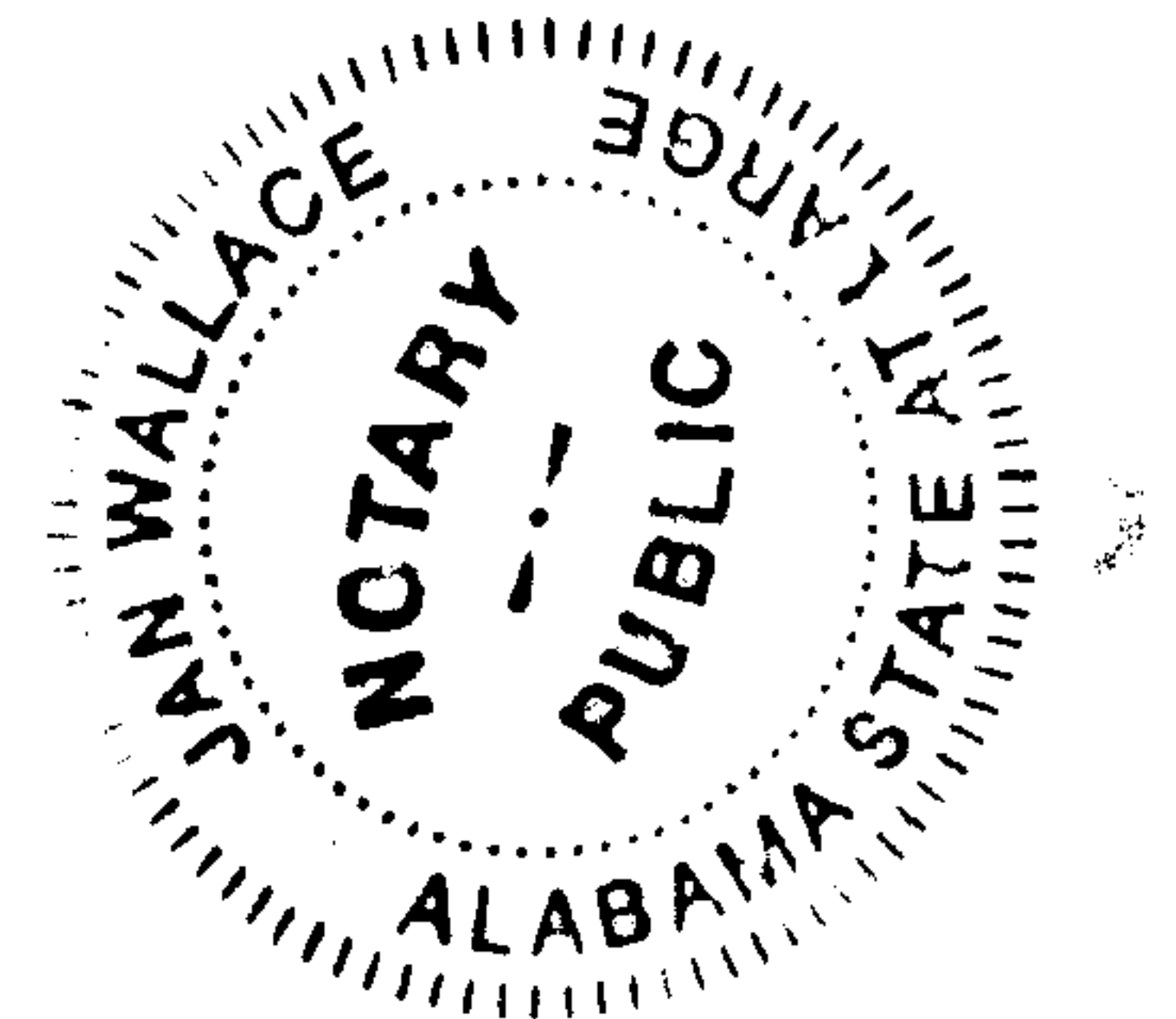
Karen Lunsford, Grantor
Karen Lunsford, Grantor

The State of Alabama
Shelby County

I, JAN WALLACE, hereby certify that KAREN LUNSFORD 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, they executed the same voluntarily on the day the same bears date. Given under my hand this 24th day of MAY, A. D. 2013

Jan Wallace
Notary Public

My Commission expires: 3/11/14



IN WITNESS WHEREOF the Grantee has executed this deed on the 24th day of May, 2013.

5/24/2013
Date

Terry Stough
Terry Stough, Grantee

The State of Alabama
Shelby County

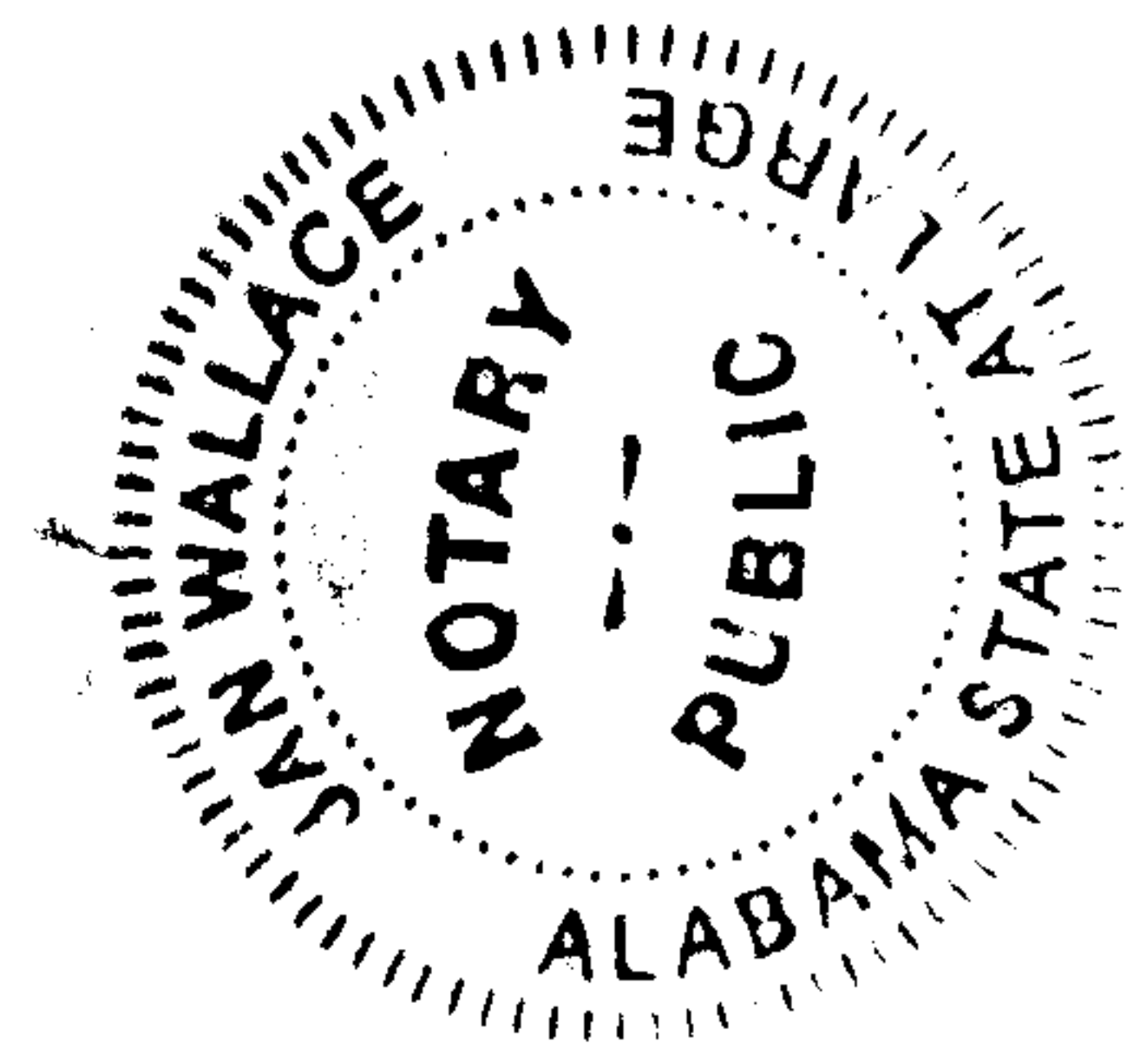
I, JAN WALLACE, hereby certify that TERRY STOUGH whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date. Given under my hand this 24th day of MAY, A. D. 2013

JAN WALLACE
Notary Public

My Commission expires: 3/11/14

Kevin S. Shaw
Grantor's Witness

Walter E. Thomas
Grantor's Witness




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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 Karen Lunsford
Mailing Address 120 Hunter Hills Drive
Chelsea, AL 35043

Grantee's Name Terry Stough
Mailing Address 120 Hunter Hills Drive
Chelsea, AL 35043

Property Address 120 Hunter Hills Drive
Chelsea, AL 35043

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 146,700

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

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 6/6/13

Print Terry Stough

☐ Unattested

Sign Terry Stough

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1