

This instrument was prepared by:
L. Brooks Burdette
Without opinion
The Burdette Law Firm P.C.
113 Glenn Ave.
Trussville, AL 35173

Send Tax Notice To:

Michael T. Miller
2852 Bridlewood Terrace
Helena, AL 35080
3140413

QUIT CLAIM DEED



20130701000266380 1/2 \$92.50
Shelby Cnty Judge of Probate, AL
07/01/2013 10:27:41 AM FILED/CERT

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Ten Dollars and Zero Cents (\$10.00)** and other good and valuable consideration to the undersigned grantor, **James F. Adkins, Jr., a married man**, (herein referred to as grantor), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Michael T. Miller** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Bridlewood Parc Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to easements, reservations and restrictions at record.

This property does not constitute the homestead of the grantor or his spouse.

Deed Value is \$77,301.00.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, to the said GRANTEE, his, her or their heirs, executors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of April, 2013.

ATTEST:

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that **James F. Adkins, Jr., a married 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 21st day of April, 2013.

Notary Public

My Commission Expires 6-29-2015

My Commission Expires: _____

Shelby County, AL 07/01/2013
State of Alabama
Deed Tax: \$77.50

Real Estate Sales Validation Form

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

Grantor's Name James F. Adkins Jr.

Grantee's Name Michael T. Miller

Mailing Address

Mailing Address 2852 Bridlewood Terrace
Helena, Alabama 35080

Property Address 2852 Bridlewood Terrace
Helena, Alabama 35080

Date of Sale April 24, 2013

Total Purchase Price

or

Actual Value

or

Assessor's Market Value \$147,800.00

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

1/2 of 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 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 of 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 April 24, 2013

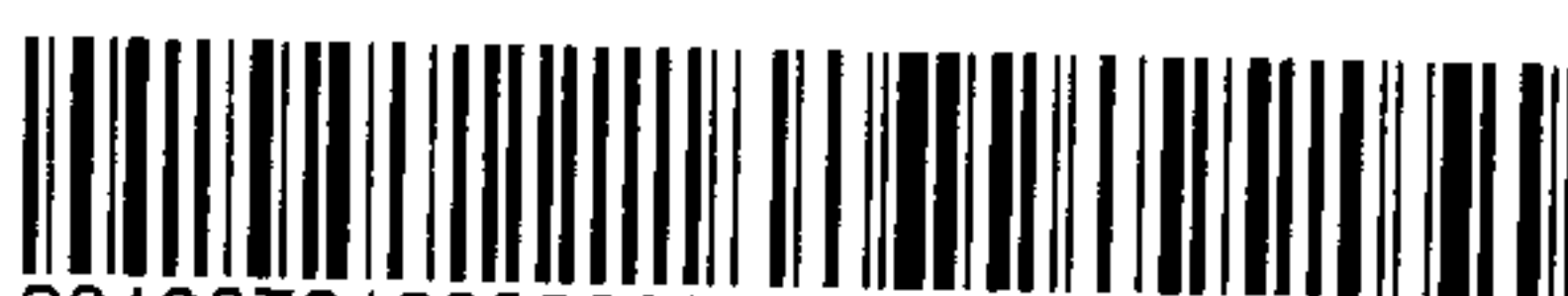
Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1