

PREPARED BY: Law Office of Steven F. Long, 2330 Highland Avenue South, Birmingham, Alabama 35205

SEND TAX NOTICE TO: **Robert Webb**  
**4061 Eagle Ridge Court**  
**Birmingham, Alabama 35242**



20130701000269850 1/2 \$219.50  
Shelby Cnty Judge of Probate, AL  
07/01/2013 02:45:21 PM FILED/CERT

### QUITCLAIM DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of TEN (\$10.00) DOLLARS [and other good and valuable considerations] to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I, **Sue Webb**, a single woman (herein referred to as GRANTOR), **RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS** to **Robert Webb** (herein referred to as GRANTEE), all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 32, according to the Survey of The Hills at Brookhighland, as recorded in Map Book 37, Page 105, in the Probate Office of Shelby County, Alabama.**

This conveyance is made with the express reservation and condition that Grantee, for himself and on behalf of his heirs, administrators, executors, personal representatives, successors, assigns, contractors, permittees, licensees and lessees, hereby releases and forever discharges, and shall indemnify, Grantor from any and all liability, claims and causes of action, whether arising at law (by contract or in tort) or in equity with respect to damage or destruction of property and injury to or death of any person located in, on or under the surface of or over the property herein conveyed, as the case may be, which are caused by, or may arise as a result of, past, present or future soil, subsoil, or other conditions (including, without limitation, sinkholes, underground mines, subsurface waters, and limestone formations under or on the subject property, whether contiguous or non-contiguous, Grantee acknowledges that he has made his own independent inspection(s) and investigation(s) of the subject property and is purchasing the subject property in reliance upon such inspection(s) and investigation(s). For purposes of this paragraph, Grantor shall mean and refer to the members, managers, agents, employees, successors, assigns, owners, managers, partners, officers and contractors of Grantor and any successor assigns of Grantor.

This Quitclaim Deed is executed pursuant to a divorce agreement and Final Judgment of Divorce between Grantor and Grantee in Webb v. Webb, Case No: DR 2012-901392 - Circuit Court of Jefferson County, Alabama, Birmingham Division.

**TO HAVE AND TO HOLD** Unto the said GRANTEE, his heirs and assigns, forever.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal, on the 1 day of July, 2013.

  
SUE WEBB - GRANTOR

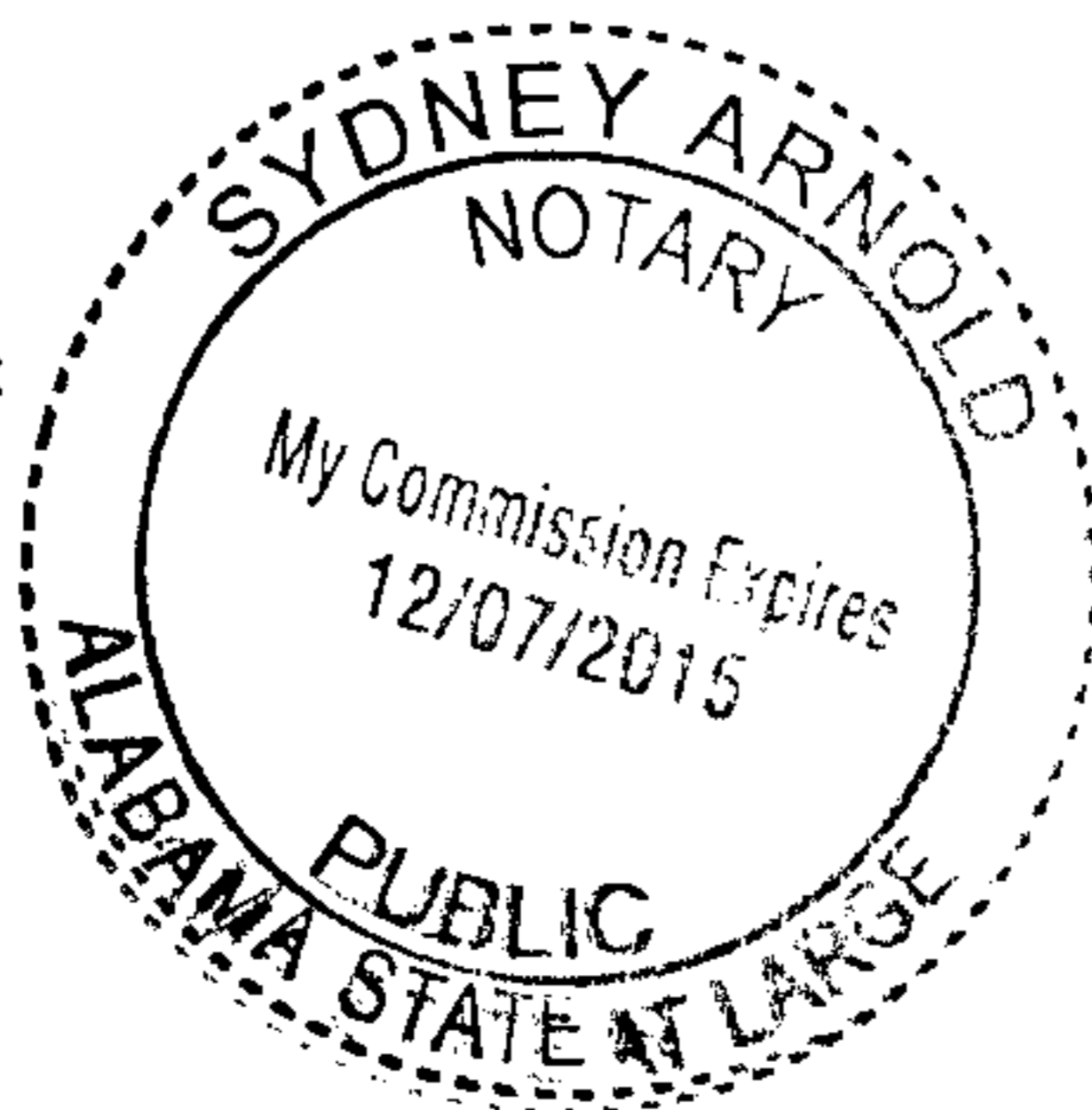
STATE OF ALABAMA )

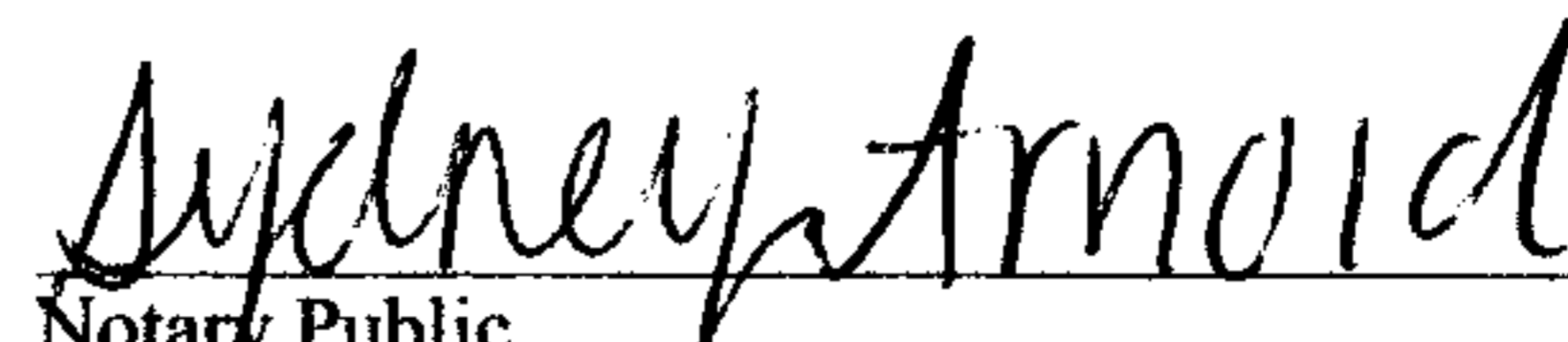
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said State of Alabama at large, hereby certify that **SUE WEBB**, 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 said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on this 1st day of July, 2013.

My commission expires:



  
Notary Public

Shelby County, AL 07/01/2013  
State of Alabama  
Deed Tax: \$204.50

# Real Estate Sales Validation Form

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

Grantor's Name Sue Webb  
Mailing Address 4061 Eagle Ridge Ct.  
Birmingham, AL 35242

Grantee's Name Robert Webb  
Mailing Address 4061 Eagle Ridge Ct.  
Birmingham, AL 35242

Property Address 4061 Eagle Ridge Ct.

Date of Sale 7/1/2013  
Total Purchase Price \$ \_\_\_\_\_



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or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 204,100

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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

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 7/1/2013

Print Robert Webb

☒ Unattested K. Nelson  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one