THIS INSTRUMENT WAS PREPARED BY:

Rod Hines, Attorney 2450 Valleydale Road Birmingham, Al 35244 SEND TAX NOTICE TO:

Eric Sturtevant

2019 River Burch Way,

Birmingham, Alabama 35242

BIRC

OUIT CLAIM DEED

STATE OF ALABAMA **COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, Laura Blue Tarter, an unmarried woman, (herein referred to as grantor, whether one or more), do hereby remise, release, guit claim and convey to Eric Sturtevant, an unmarried man, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 4, according to the survey of Birch Creek Phase 2, as recorded in Map Book 35, Page 88, in the Probate Office of Shelby County, Alabama. Subject to:

(1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable;(2) Mineral and mining rights not owned by the Grantor(3) All easements, restrictions, covenants, and rights of way of record, including but not limited to: (a) Restrictions with easements regarding Alabama Power Company by instrument recorded in Volume 113, page 310 and Volume 158, page 104 in the Probate Office of Shelby County, Alabama; (c) Mineral and mining rights and rights incident thereto recorded in Instrument 20030407000206610, in the Probate Office of Shelby County, Alabama; (d) Agreement as recorded in Instrument 20051215000648950, in the Probate Office of Shelby County, Alabama.

Being the same premises as conveyed in Deed from Lowery Homes, Inc. recorded 11/13/2006 in Document Number 20061113000554440 in said county and state. Subject to all restriction, reservations, rights, easement, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Commonly known as 2019 River Birch Way, Birmingham, AL 35242

The legal description set out herein was furnished to preparer by the grantee herein without the benefit of survey or title search.

Laura Tarter Fuhrman, Laura T. Fuhrman, Laura Tarter Sturtevant, and Laura Blue Tarter are all one and the same person.

Shelby County, AL 07/08/2013 State of Alabama Deed Tax: \$135.50

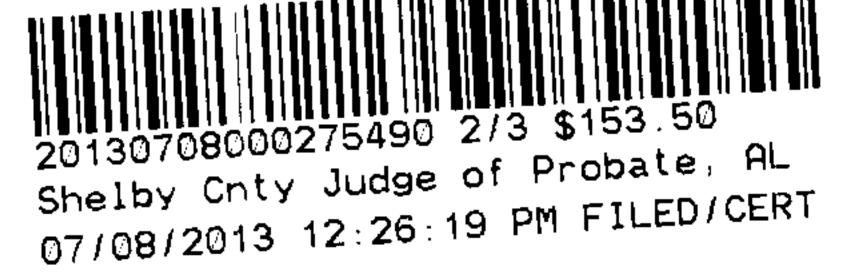
Shelby Cnty Judge of Probate, AL 07/08/2013 12:26:19 PM FILED/CERT

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initial

This deed is executed in accordance to that Final Judgment of Divorce Decree issued on May, 29, 2013, under case number 58-DR-2013-900306.00, in the Circuit Court, Shelby County, Alabama.

TO HAVE AND TO HOLD to the Given under my hand and seal the	said Eric Sturtevant, his heirs and assigns forever. nis, 2013.
	Laura Blue Tarter (formerly Laura
	Tarter Sturtevant, Laura Tarter Fuhrman or Laura T. Fuhrman)
STATE OF ALABAMA) COUNTY OF JEFFERSON)	
that Laura Blue Tarter, an unmarried conveyance, and who is known to me, a	olic, in and for said County, in said State, hereby certify ed woman, whose name is signed to the foregoing ecknowledged before me on this day that being informed executed the same voluntarily on the day the same
Given under my hand and official	seal this Ahday of June, 2013.
My Commission Expires C:\My Documents\QUIT-CLM.wpd	Notary Public
MY COMMISSION EXPIRES OCTOBER 22, 2016	



initial

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Real Estate Sales Validation Form

This	Document must be filed in accor		
Grantor's Name Mailing Address	Laura Bluc Tarte, 416 Lee Lan e Destin F1 3254	Mailing Address	Eric Stortevant 2019 River Birch Way Birmingham Al 35242
Property Address	2019 River Birch Birmingham Al 3524	or Actual Value	\$
1/2 = 135,1	00.00	or Assessor's Market Value	\$ 270,200
evidence: (check of Bill of Sale Sales Contract Closing States If the conveyance	ment document presented for reco	entary evidence is not required Appraisal Other	
above, the filing of	this form is not required.		
	nd mailing address - provide the current mailing address.	Instructions he name of the person or pe	ersons conveying interest
Grantee's name at to property is being	nd mailing address - provide t g conveyed.	the name of the person or p	ersons to whom interest
Property address -	the physical address of the p	property being conveyed, if	available.
Date of Sale - the	date on which interest to the	property was conveyed.	
•	ce - the total amount paid for the instrument offered for re		y, both real and personal,
conveyed by the ir	e property is not being sold, the strument offered for record. or the assessor's current ma	This may be evidenced by a	y, both real and personal, being in appraisal conducted by a
excluding current or responsibility of value	ded and the value must be deuse valuation, of the property for property tax of Alabama 1975 § 40-22-1 (as determined by the local a purposes will be used and	
accurate. I further	understand that any false stacated in Code of Alabama 19	tements claimed on this formation of the statements of the statement of th	ed in this document is true and may result in the imposition
Date <u>7/8//</u>	3.	Print Frid St	vet evant
Unattested	KMelsen	Sign	
20130708000275490 3/3 \$153	(verified by)	(Grantor/Grant	ee/Owner/Agent) circle one Form RT-1

Shelby Cnty Judge of Probate, AL

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