

This Instrument Prepared By:
Lynn Campisi, P.C.
Attorney at Law
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

508 Karen St
Midfield AL 35228

QUIT CLAIM DEED

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **William A. Ethridge**, (GRANTOR), in hand paid by **William Curtis Ethridge and Francis Paulette Shafner**, (GRANTEES), the receipt whereof is hereby acknowledged, I, **William A. Ethridge**, do remise, quit claim and convey to the said **William Curtis Ethridge and Francis Paulette Shafner** as joint tenants with right of survivorship, 100 % of all right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

The East Half of Lot 9, Block 10 according to Glasscock's Subdivision on Spring Creek and Coosa River which is located in the Southeast 1/4 of Northeast 1/4 of Section 12, Township 24, Range 15 East, Shelby County, Alabama, according to the map of said subdivision being recorded in the Shelby County, Alabama, Probate Office.

SUBJECT TO:

1. Ad Valorem taxes for the year 2002 and subsequent years, said taxes being a lien but not due and payable until October 1, 2002
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.


THE GRANTOR HEREIN RESERVES A LIFE ESTATE IN THE PROPERTY CONVEYED HEREINABOVE.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

William A. Ethridge is the surviving grantee of that certain deed recorded with the Judge of Probate, Shelby County, under Book 304, Page 338; the other grantee, Francis L. Ethridge having died on or about the 3rd day of July, 1999.

Shelby County, AL 07/26/2013
State of Alabama
Deed Tax: \$32.50


20130726000304000 1/3 \$50.50
Shelby Cnty Judge of Probate, AL
07/26/2013 09:07:54 AM FILED/CERT

The value of the property herein conveyed is:

\$ 64,300⁰⁰

TO HAVE AND TO HOLD to the said **William Curtis Ethridge and Francis Paulette Shafner**, as joint tenants with right of survivorship, their heirs and assigns forever.

IN WITNESS WHEREOF, **William A. Ethridge** has hereunto set his hand and seal, this 30 day of November, 2002

William A. Ethridge (SEAL)
William A. Ethridge

THE STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **William A. Ethridge**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, he, with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 30 day of November, 2002.

[Signature]

Notary Public

My Commission Expires: 6-16-03

(SEAL)

20130726000304000 2/3 \$50.50
Shelby Cnty Judge of Probate, AL
07/26/2013 09:07:54 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name William A. Ethridge Grantee's Name William Curtis Ethridge
Mailing Address 508 Karen St Mailing Address Francis Pauline Shufre
Shelby, AL 35228 Shelby, AL 35228

Property Address 145 Glasscock Camp Date of Sale _____
Shelby, AL Total Purchase Price \$ _____
35143 or
Actual Value \$ _____
or
Assessor's Market Value \$ 64,300.00

11/23/2010

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 Tax Assessor
☐ 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 _____

Print Lynn Campisi

Unattested _____

Sign gq

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

