

This Document Prepared by:

Travis Smith
132 Rushton Lane
Calera, AL 35040

After Recording, Return to:

Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Pkwy., Ste. 1
Cleveland, Ohio 44128

Fair Market Value: \$173,000.00

All consideration is being paid by a
mortgage being filed simultaneously.

MLS FILE NO
1279175

QUITCLAIM DEED

This Deed is for Clearance of Title

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that Travis T. Smith and Shevita J. Smith, who acquired title as Shevita J. Ramsey, husband and wife, hereinafter "Grantor", for and in consideration of the Fair Market Value of ONE HUNDRED AND SEVENTY-THREE THOUSAND DOLLARS (\$173,000.00) and other valuable and adequate consideration, in hand paid to Grantor, does hereby release, remise, quitclaim, and convey unto the said Travis T. Smith and Shevita J. Smith, husband and wife, as joint tenants with right of survivorship, hereinafter "Grantee", the following described property situated in the State of Alabama, County of Shelby and described as follows:

LOT 193, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST, SECTOR ONE, AS RECORDED IN MAP BOOK 33, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHT OF WAY, LIMITATIONS, IF ANY OF RECORD.

Being the same property conveyed unto Grantor herein by deed from J.B. Nix Homebuilders, Inc., dated February 25, 2005, and recorded March 17, 2005, in Document Number 20050317000119190, Official Records of Shelby County Alabama.

DEED TO CHANGE MARITAL NAME ON TITLE; NO CHANGE IN OWNERSHIP

Commonly Known As: 132 Rushton Lane, Calera, AL 35040

Assessor's Parcel No. 28-4-17-1-002-038.000

TO HAVE AND TO HOLD the same unto the said Grantee, and the heirs and assigns of the said Grantee forever.



Witness the hand and seal of the Grantor this 25 day of July, 2013

A handwritten signature in black ink, appearing to read "Travis T. Smith". The signature is fluid and cursive, with a large, stylized 'T' and 'S'.



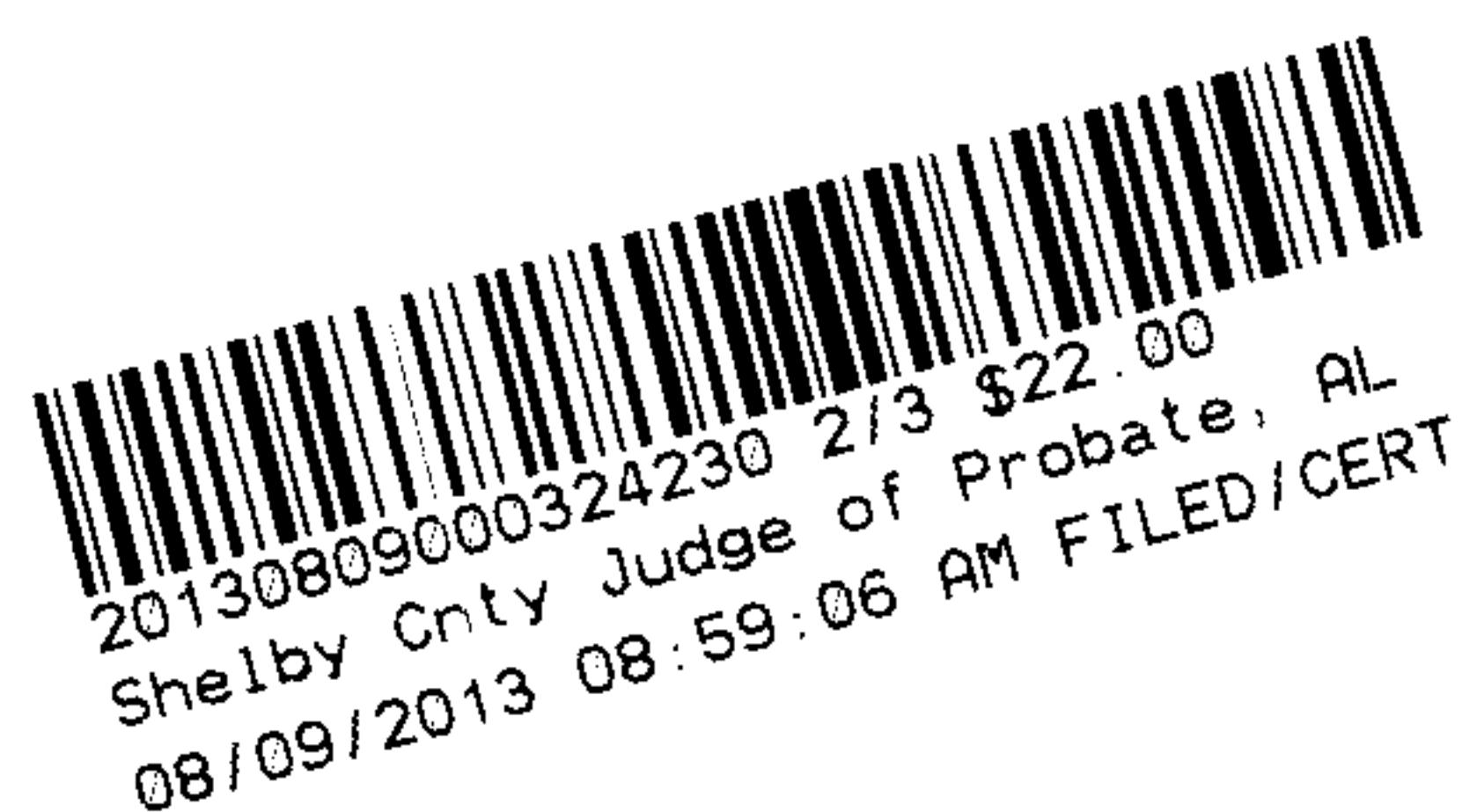
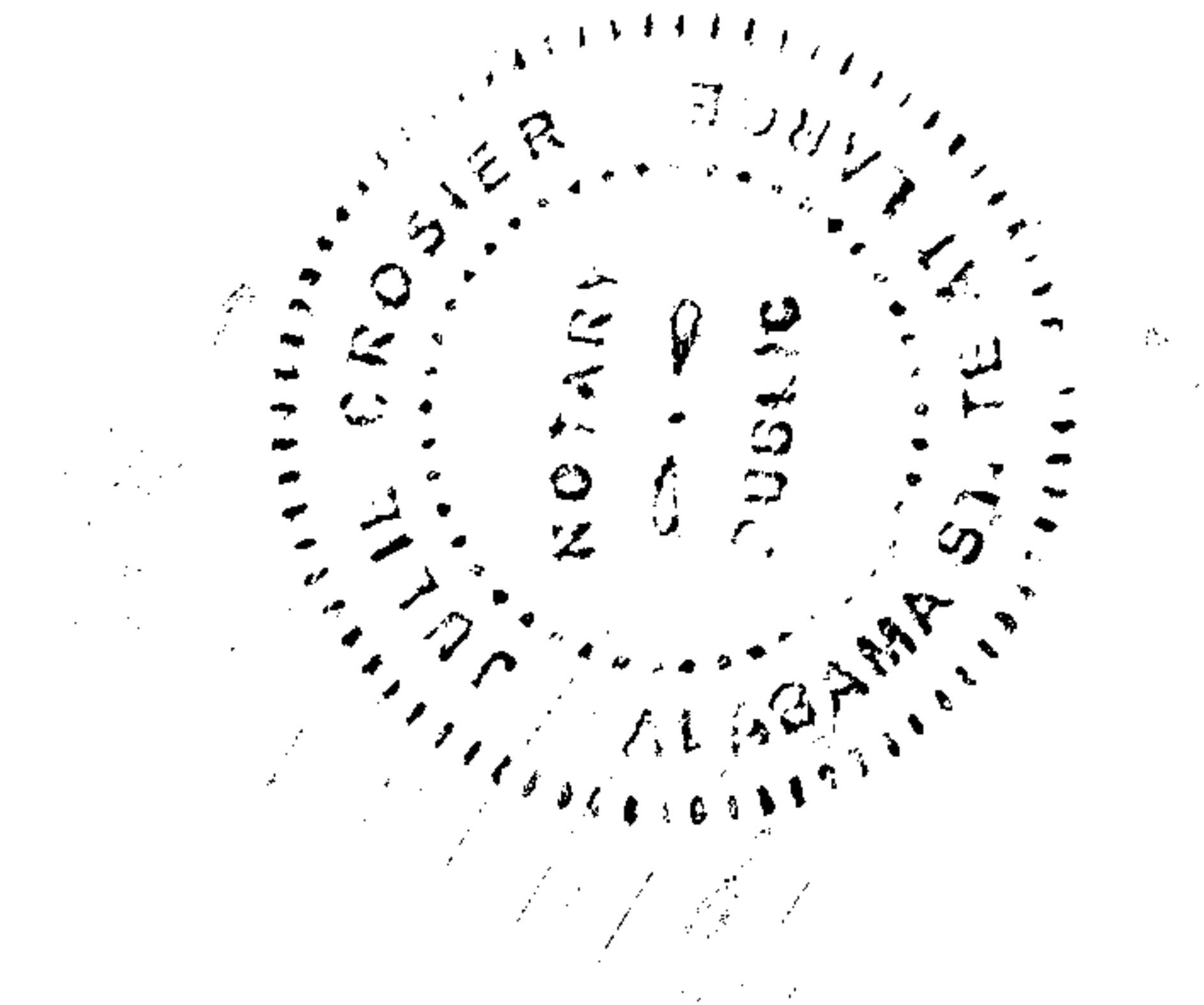
Shevita J. Smith

THE STATE OF ALABAMA)
)
) SS:
COUNTY OF SHELBY)

I, Julie Crosley, a Notary Public in and for said state, hereby certify
Travis T. Smith and Shevita J. Smith 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 this 25 day of July, A. D. 2013

Julio Cesar
NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name Travis T. Smith and Shevita J.
Mailing Address Smith
132 Rushton Lane
Calera, AL 35040

Grantee's Name Travis T. Smith and Shevita J.
Mailing Address Smith
132 Rushton Lane
Calera, AL 35040

Property Address 132 Rushton Lane
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 173,000.00

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

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 _____

____ Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

[Print Form](#)

Form RT-1

