

This instrument was prepared by:
Attorney Tom L. Larkin
The Larkin Law Firm, P.C.
2214 Second Avenue North, Suite 100
Birmingham, Alabama 35203-3854

Send Tax Notices To:
Vicky Cutts Wesley
2348 - 22nd St. (Ensley)
Birmingham, AL 35208

STATE OF ALABAMA)
SHELBY COUNTY)



20130826000347610 1/2 \$31.50
Shelby Cnty Judge of Probate, AL
08/26/2013 11:27:02 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid herewith, the receipt of which is hereby acknowledged, VINNIE CUTTS, a single woman, ("Grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to VICKY CUTTS WESLEY ("Grantee"), all Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

West 1/2 of Lot 17 according to Plat of Merchant Melton Subdivision according to the plat on record in the Probate Office, Shelby County, Alabama

Subject to 2013 ad valorem taxes, a lien but not yet due and payable, and any existing rights of way for public roads, utility lines, easements, restrictions and matters of record, rights of parties in possession, and all matters of survey.

TO HAVE AND TO HOLD, to the said Grantee and to the heirs, personal representatives and assigns of Grantee forever.

IN WITNESS WHEREOF, the hand and seal of said Grantor is set hereon this the 26th day of August, 2013.

Vinnie Cutts
VINNIE CUTTS

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that VINNIE CUTTS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed same voluntarily on the day the same bears date.

Subscribed and sworn to before me this the 26th day of August, 2013.

(SEAL)

April Dawn Butler
NOTARY PUBLIC
My Commission Expires: 9/13/2016

Real Estate Sales Validation Form

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

Grantor's Name Vinnie R. CUTTS
Mailing Address 198 Mitoka Trail
Delham, AL 35124

Grantee's Name Vicky C. Wesley
Mailing Address 2348 22nd St. Easley
Birmingham, AL 35208

Property Address 44 Mulberry Street
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 14,190

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



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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,

Shelby County, AL 08/26/2013
State of Alabama
Deed Tax: \$14.50

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 8-26-13

Print Vicky C. Wesley

Sign Vicky C. Wesley

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one