


46838
Shelby

SEND TAX NOTICE TO:
Chadwick Walker
565 Southern Hills Drive
Calera, Alabama 35040

THIS INSTRUMENT WAS PREPARED BY:
Patrick E. Kennedy, Attorney at Law
230 Bearden Road
Pelham, Alabama 35124


20130828000351500 1/2 \$71.50
Shelby Cnty Judge of Probate, AL
08/28/2013 12:08:37 PM FILED/CERT

THE STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

Source of title Deed Book 2003, page 19685.

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration in accordance with a marital settlement agreement and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Sunny Michelle Walker, a single woman**, grant, bargain, sell and convey unto **Chadwick H. Walker, a single man**, the following described real estate, situated in Shelby County, Alabama, to-wit:

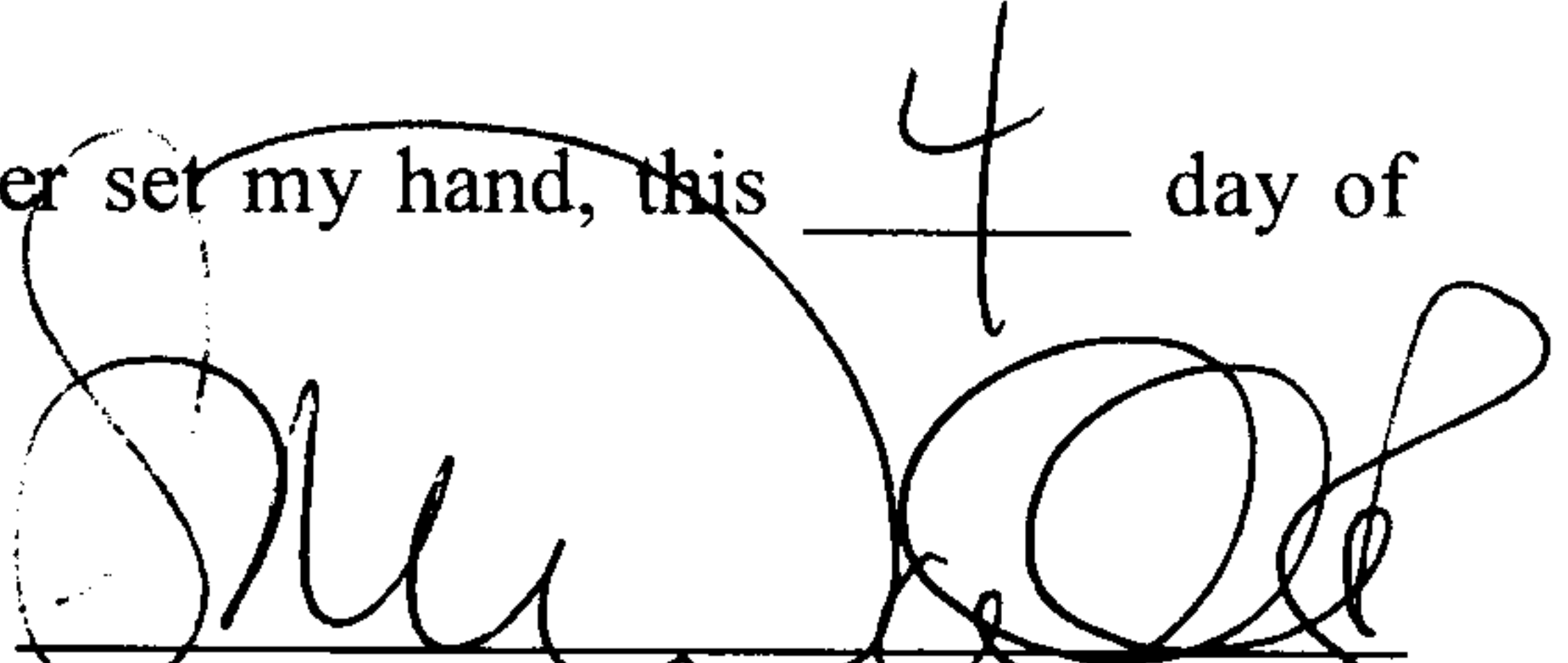
Lot 32, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, AS RECORDED IN MAP BOOK 7, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to Easements, restrictions and reservations, if any, of record in said Probate Office.

This deed was prepared from data furnished by the Grantor, no title examination was requested or undertaken, the preparer of this instrument has not reviewed the status of title on this property, has not been employed to do so, and acts only as the drafter of this instrument.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good faith right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators warrant and defend the same to the said Grantee, his heirs and assigns forever, against lawful claims of all persons.

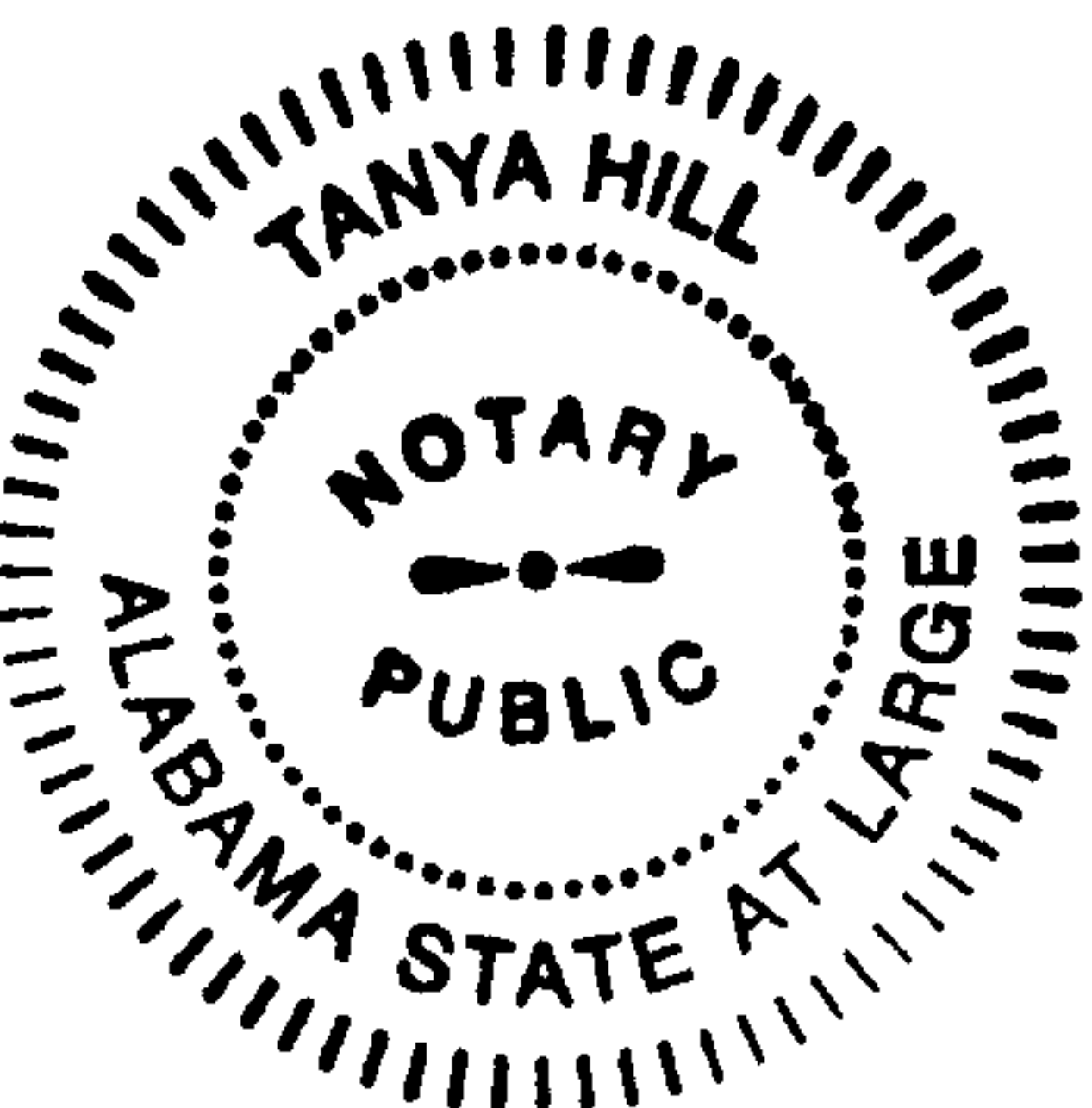
IN WITNESS WHEREOF, I have hereunder set my hand, this 4 day of March, 2013.

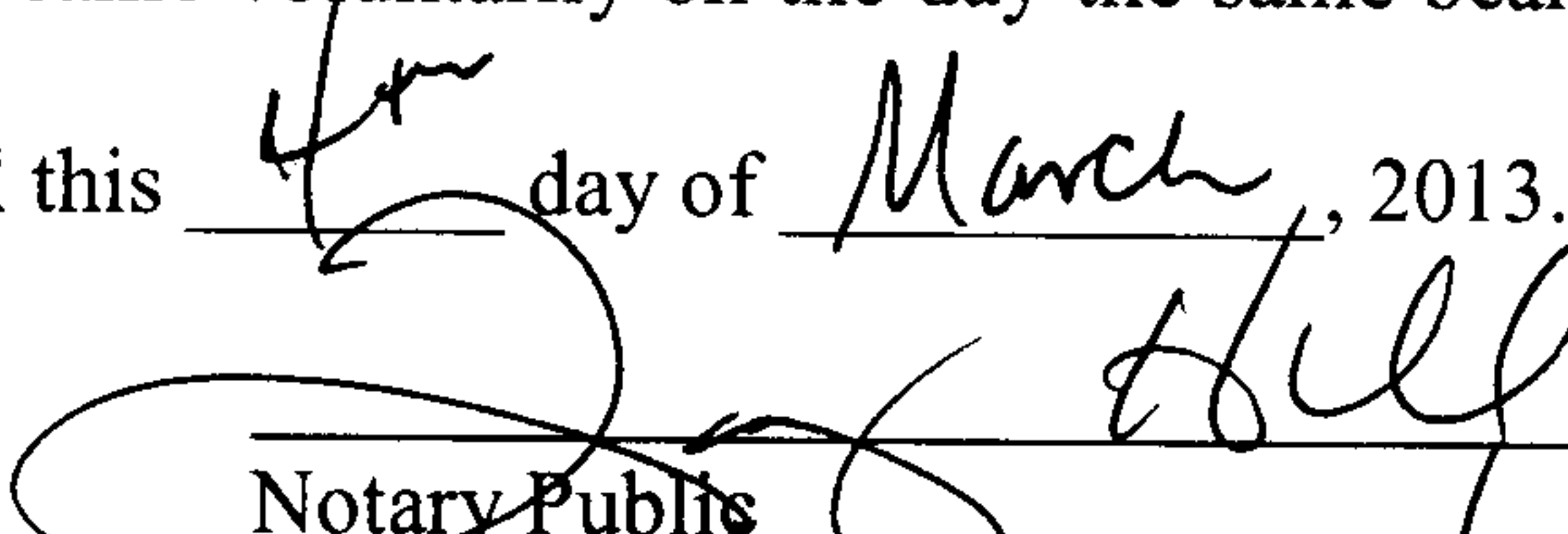

Sunny Michelle Walker

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that **Sunny Michelle Walker**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of March, 2013.




Notary Public
My Commission Expires: 6/2013

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 Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name SUNNY Michelle Walker
 Mailing Address 565 Southern Hills Dr.
Calera, AL 35040

Grantee's Name Chadwick A Walker
 Mailing Address 565 Southern Hills Dr.
Calera, AL 35040

Property Address 565 Southern Hills Dr.
Calera, AL 35040

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 108,400 *

* 1/2 value $108,400 \div 2 = 54,200$

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 Tax Asses.
- * Conveyance pursuant to Divorce spouse conveying her interest only to her husband

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 7/22/13

Print Connie Foreman

Unattested _____
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one