

20131015000410980 1/3 \$25.50  
Shelby Cnty Judge of Probate, AL  
10/15/2013 01:36:27 PM FILED/CERT

Recording requested by: \_\_\_\_\_

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Paul & Laura Brignac  
Address: 5184 S. Shades Crest Rd.  
City/State/Zip: Bessemer, AL 35022

Name: Leslie H. Carter  
Address: 15 Pleasant Place  
City/State/Zip: Bessemer, AL 35022

Property Tax Parcel/Account Number: \_\_\_\_\_

## Quitclaim Deed

This Quitclaim Deed is made on August 10, 2013, between  
LESLIE H. CARTER, Grantor, of 15 PLEASANT PLACE,  
City of BESSEMER, State of ALABAMA 35022,  
and Paul and Laura J Brignac, Grantee, of 5184 South Shades Crest Road,  
City of BESSEMER, State of Alabama, 35020.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 1.03 Acres Located in Shelby County (mb 19, pg 148)  
Portion of Parcel 13, City of BESSEMER, State of ALABAMA, 35022:

COMMENCE AT A FOUND 1/2" REBAR MARKING THE MOST NORTHERLY CORNER OF LOT 1, CARTER'S ADDITION TO SOUTH SHADES CREST AS RECORDED IN MAPBOOK 19, PAGE 148, IN THE SHELBY COUNTY PROBATE OFFICE; THENCE RUN N 55-05'59" E FOR 349.03' TO A FOUND 1/2" REBAR AND THE POINT OF BEGINNING; THENCE RUN S 29-44'42" W FOR 250.21' TO A FOUND 1/2" REBAR; THENCE RUN N 55-05'59" W FOR 112.24' TO A FOUND REBAR; THENCE RUN N 02-57'29" W ALONG THE WEST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 28, TWP 20 SOUTH, RANGE 4 WEST FOR 233.64' TO THE NW CORNER THEREOF; THENCE RUN N 90-00'00" E ALONG THE NORTH LINE OF SAID SECTION 28, FOR 113.14'; THENCE RUN S 55-05'59" E FOR 140.36' TO THE POINT OF BEGINNING, CONTAINING 1.03 ACRES.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2013 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

★NOVA Quitclaim Deed Pg.1 (07-09)

Shelby County, AL 10/15/2013  
State of Alabama  
Deed Tax: \$5.50

Dated: August 10, 2013

Leslie H. Carter  
Signature of Grantor

LESLIE H. CARTER  
Name of Grantor

Kathy L. Townsend-Thomas  
Signature of Witness #1

Kathy L. Townsend-Thomas  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Candice Pounsaall  
Printed Name of Witness #2

State of Alabama County of Jefferson

On August 10, 2013, the Grantor, Leslie H. Carter,  
personally came before me and, being duly sworn, did state and prove that he/she is the person described  
in the above document and that he/she signed the above document in my presence.

[Signature]  
Notary Signature

Notary Public,

In and for the County of Jefferson State of Alabama

My commission expires: March 26, 2017 Seal

Send all tax statements to Grantee.





# Real Estate Sales Validation Form

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

Grantor's Name Leslie H. Carter  
Mailing Address 15 Pleasant Place  
Bessemer, AL  
35022

Grantee's Name Paul & Laura Brignac  
Mailing Address 5184 S. Shades Crest Rd.  
Bessemer, AL  
35022

Property Address \_\_\_\_\_  
\_\_\_\_\_  
n/a  
\_\_\_\_\_

Date of Sale 08-10-2013  
Total Purchase Price \$ 5500.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 10-15-2013

Print Laura Brignac

Sign Laura Brignac

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

