

This Instrument Prepared by:
William R. Justice, Attorney at Law
P O Box 587
Columbiana, AL 35051

This deed is being recorded to cure title and establish ownership.

QUITCLAIM DEED

**STATE OF ALABAMA,
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and no/100-----(\$1.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Edward H. Maddox, a married man

(herein called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to

Kimberly C. Keller and Cedrick S. Keller,

(hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lots 13 and 14, Block 202, according to J.H. Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.

THIS PROPERTY CONTSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

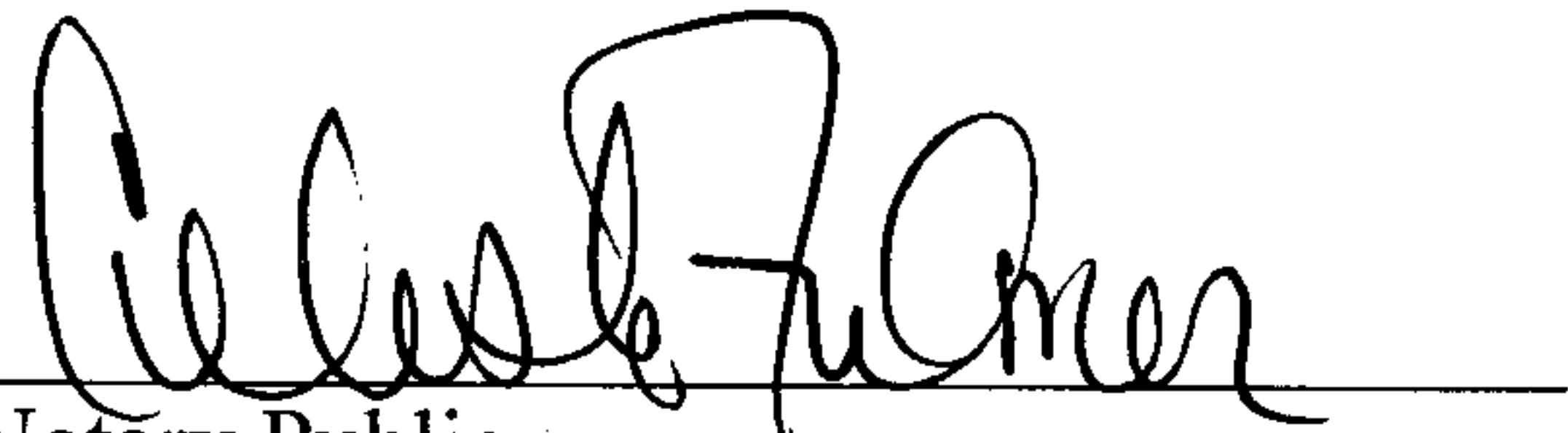
Given under my hand and seal, this 17th day of October, 2013.


Edward H. Maddox

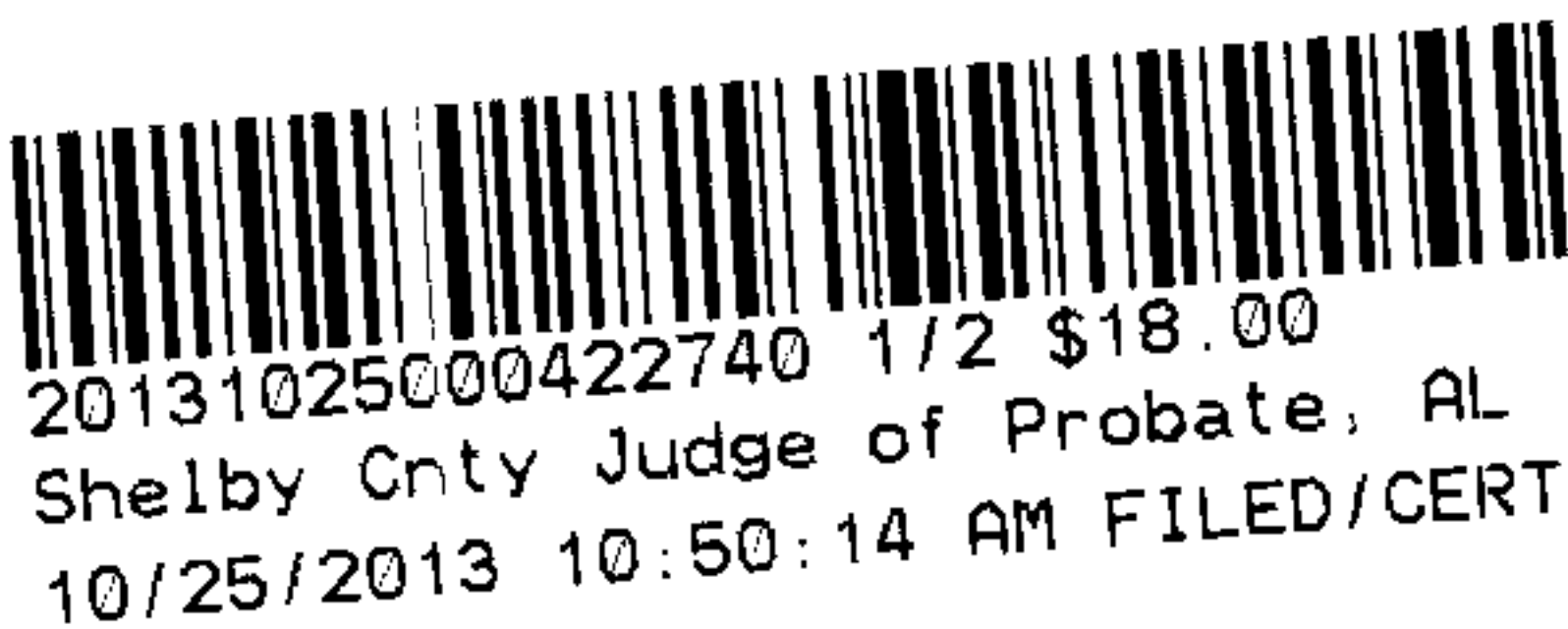
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Edward H. Maddox, 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 and official seal this 17th day of October, 2013.


Notary Public

My Commission Expires: 10-9-16



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1

Grantor's Name : Edward H. Maddox
Mailing Address P O Box 744
Calera, AL 35040

Grantee's Name: Kimberly C. Keller & Cedrick S. Keller
Mailing Address: 2984 Core Drive
Clarksville, TN 37040

Property Address: 944 17th Ave.
Calera, AL 35040

Date of Sale 10-17-13
Total Purchase Price \$ 500.00
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 – Quitclaim Deed

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 10-17-13

Sign William R. Justice
(Grantor/Grantee/Owner/Agent) circle one

Print William R. Justice

☐ Unattested

(Verified by)

