

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive, Suite 200
Birmingham, Alabama 35209

Send tax notice to:
Jeanette Wilson
212 Old Brook Court
Birmingham, AL 35242

20131107000440450 1/2 \$114.50
Shelby Cnty Judge of Probate, AL
11/07/2013 02:16:00 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)
A 194,800.00 Value
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned grantor in hand paid by the grantee herein, I,

Shelia Acton-Vande-Lune, a married woman

(hereinafter referred to as "Grantor") do quitclaim unto

Jeanette Wilson

(hereinafter referred to as "Grantee") all of my interest in the following described real estate situated in Shelby County, Alabama to-wit:

Lot 42, according to the Survey of Old Brook
Place being a resubdivision of Lot 1 in Map Book
9, Page 130, as recorded in Map Book 19, Page
41, in the Probate Office of Shelby County,
Alabama.

Subject property does not constitute the homestead of the grantor nor her spouse.

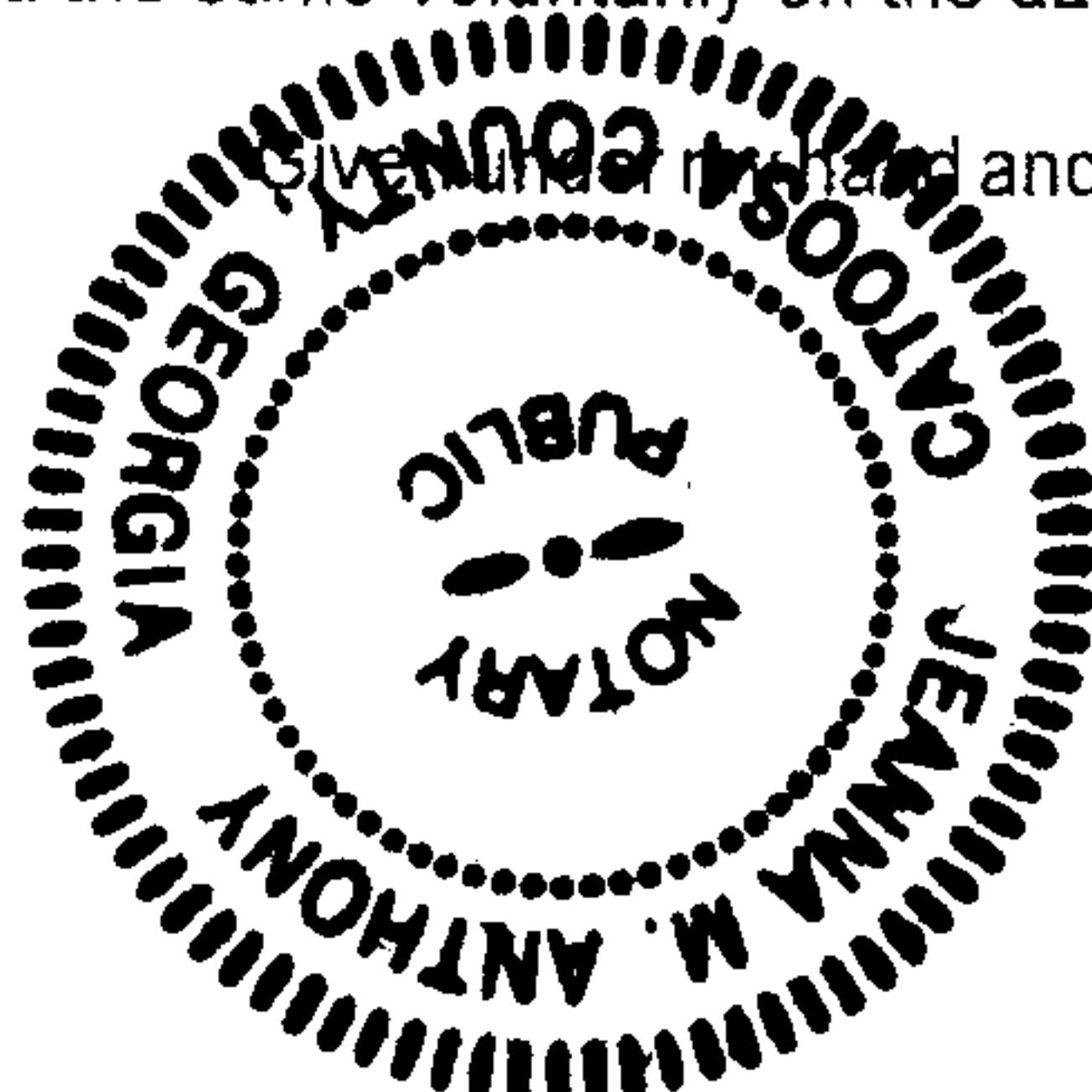
TO HAVE AND TO HOLD Unto Grantee, her heirs and assigns, forever.

IN WITNESS WHEREOF, I have set my hand and seal, this 1st day of October, 2013.

Shelia Acton-Vande-Lune (Seal)
Shelia Acton-Vande-Lune

STATE OF Georgia
Catoosa COUNTY)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Shelia Acton-Vande-Lune 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 she executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 1st day of October, 2013.

Jeanna M. Anthony
Notary Public

My Commission Expires: 8/24/2015

Shelby County, AL 11/07/2013
State of Alabama
Deed Tax: \$97.50

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Shelia Acton-Vande-Lune

Grantee's Name
Mailing Address

Jeanette Wilson
312 Old Brook Court
Bham, AL 35242

Property Address

312 Old Brook Court
Bham, AL 35242

Date of Sale

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

\$ 194,800.00
1/2 int = 97,400

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 10/1/13

Print Shelia Acton Vande Lune

Unattested

(verified by)

Sign Shelia Acton Vande Lune

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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