

20131115000448620 1/4 \$402.00
Shelby Cnty Judge of Probate, AL
11/15/2013 09:12:57 AM FILED/CERT

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
300 CAHABA PARK CIR STE 200
Birmingham, Alabama 352442

SEND TAX NOTICE TO:
MICHAEL L. HENDERSON
1045 NEWBURY LANE
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
QUIT CLAIM DEED**

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, WE, MICHAEL L. HENDERSON AND SUSAN HENDERSON, HUSBAND AND WIFE, (herein referred to as GRANTORS) do hereby release, remise, quitclaim, grant, sell and convey unto MICHAEL L. HENDERSON AND SUSAN HENDERSON (herein referred to as GRANTEES), as joint tenants, with right of survivorship, whether one or more, the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE EXHIBIT A

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTORS, MICHAEL L. HENDERSON AND SUSAN HENDERSON, have hereunto set their signatures and seals, this the 13 day of November, 2013.


MICHAEL L. HENDERSON


SUSAN HENDERSON

Shelby County, AL 11/15/2013
State of Alabama
Deed Tax: \$379.00

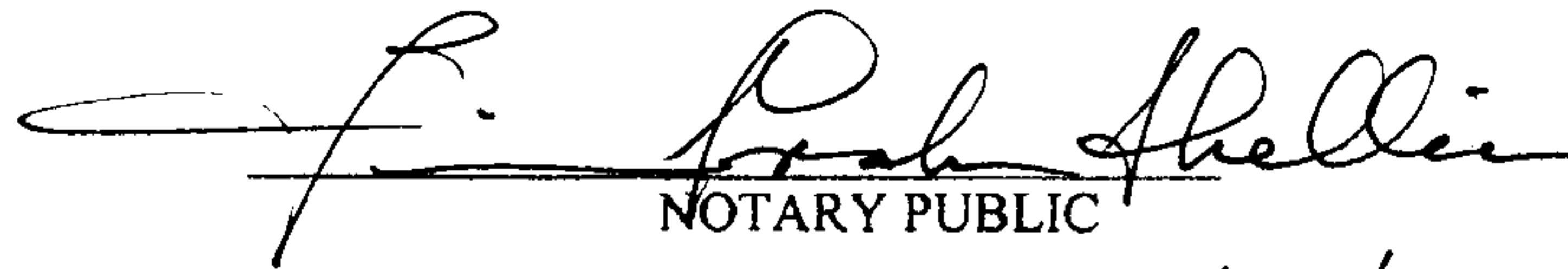
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that MICHAEL L. HENDERSON 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 he executed the same voluntarily on the day the same bears date.

Given under our hand this the 13th day of November, 2013


NOTARY PUBLIC

My commission expires: 8/27/2015

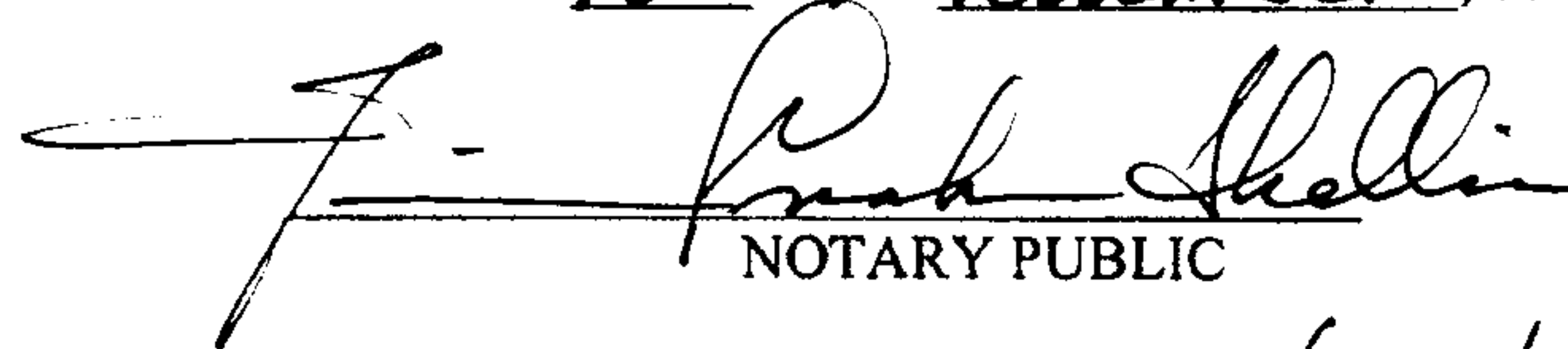
STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that SUSAN HENDERSON 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 our hand this the 13th day of November, 2013


NOTARY PUBLIC


My commission expires: 8/27/2015



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EXHIBIT A

Lot 1032, according to the Map of Highland Lakes, 10th Sector, Phase II, an Eddleman Community as recorded in Map Book 32, Page 133, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights expected. Together with nonexclusive easement to use the private roadways, common area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a residential subdivision, recorded in Instrument no. 1994-07111 and amended in Instrument no. 1996-17543 and further amended in Instrument no. 1999-31095 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a residential subdivision, 10th Sector, Phase II, recorded in Instrument no. 20040430000226530 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration")


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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 Michael L Henderson
Mailing Address 1045 Newbury Ln
Birmingham, AL 35242

Grantee's Name Michael L. Henderson
Mailing Address 1045 Newbury Ln
Birmingham AL 35242

Property Address 1045 Newbury Ln
Birmingham AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 378,700.

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 e

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 11/15/13

Print Michael L Henderson

Unattested (Signature)
(verified by)

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

