

20131202000465320 1/2 \$113.00
Shelby Cnty Judge of Probate, AL
12/02/2013 10:48:51 AM FILED/CERT

This instrument prepared by:
Beddow, Erben & Bowen
Suite 102-The Massey Building
2025 Third Avenue, North
Birmingham, Alabama 35203
(205) 322-7651

SEND TAX NOTICE TO:
James F. Arrington
1452 Oak Ridge Drive,
Birmingham, AL 35242

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE/SHE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

QUITCLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

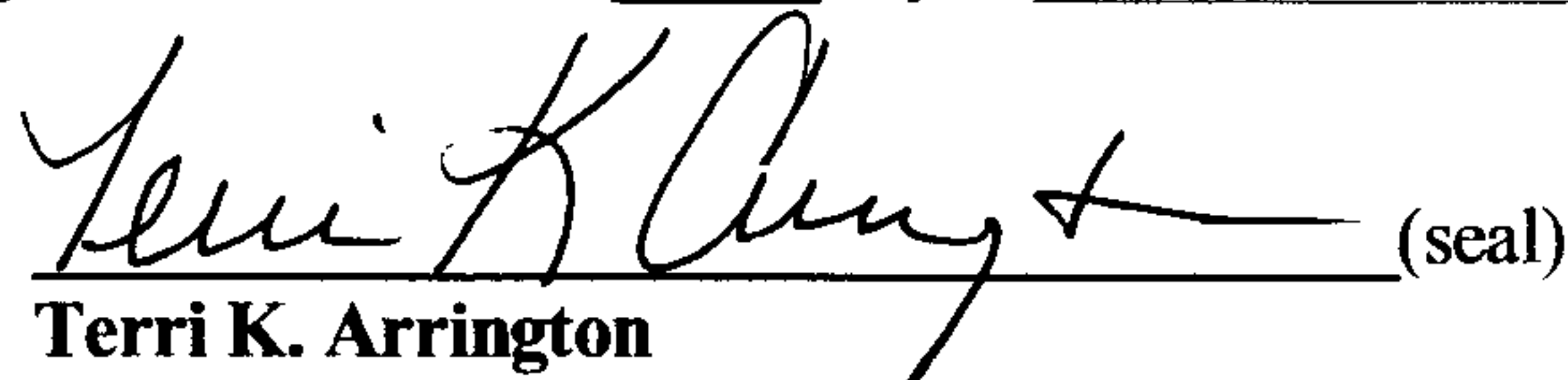
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/00 (\$1.00) DOLLAR and the entry of the "Final Judgment of Divorce" in the case of *James Freeman Arrington v. Terri Knighton Arrington*, Shelby County, Alabama, Circuit Court Case **DR2013-900259.00 HBH**, the receipt whereof is acknowledged, I, **Terri K. Arrington**, a single woman, (herein referred to as Grantor) do grant, bargain, sell and convey unto **James F. Arrington**, (herein referred to as Grantee) all my right, title and, interest in the following described real estate, if any there be, situated in Shelby County, Alabama, to-wit:

Lot 62, according to the Survey of Oakridge, 2nd Sector, as recorded in Map Book 10, page 50 A and B, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted

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

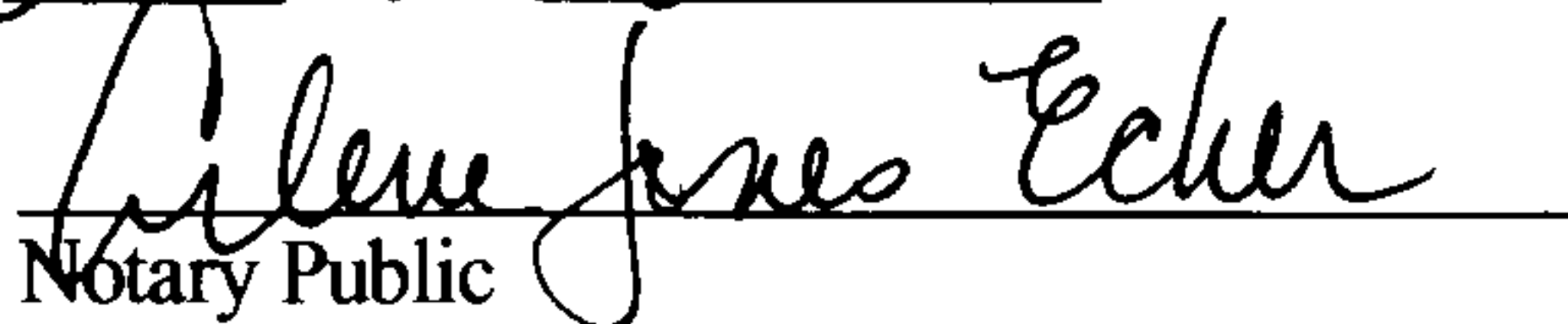
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 23 day of October, 2013.

 (seal)
Terri K. Arrington

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County and State, hereby certify that **Terri K. Arrington**, 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 voluntarily executed same this date,

Given under my hand and official seal this 23 day of October, 2013.


Notary Public

My Commission Expires: 5/24/2015

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Real Estate Sales Validation Form

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

Grantor's name: Terri K. Arrington
Mailing address: _____

Grantee's name: James F. Arrington
Mailing address: 1452 Oak Ridge Drive
Birmingham, AL 35242

Property address: 1452 Oak Ridge Drive
Birmingham, AL 35242

OR Assessor's Market Value: \$191,400.00

$1/2 = 95,700$

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: 2013 Shelby County Alabama Assessment

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 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 for valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to the 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: 10/23/13
k Unattested : _____
(Verified by)

Print: _____
Sign: Terri K. Arrington
(Grantor/Grantee/Owner/Agent) circle one