

QUITCLAIM DEED

Prepared by: Elzilah Drake  
9851 Bear Creek Rd  
Sterrett AL 35147

THIS QUITCLAIM DEED, Executed this 20<sup>th</sup> day of January, 2014

By the first party, Lolita Avery

Whose post office address is, 1057 Green Street, Birmingham, AL 35217

To the second party, Miel and Elzilah Drake

Whose post office address is 9851 Bear Creek Rd, Sterrett, AL 35147

WITNESSETH, that the said first party, for good consideration and for the sum of \$ 900.00 paid by the said second party, the receipt whereof hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

The West half of the Southeast quarter and the Southeast quarter of the Southwest quarter of section 15, The East half of the East half of the Southeast quarter of section 16, and the Northwest quarter of the Northwest quarter and the East half of the Southwest quarter of the Northwest quarter of Section 22, all in Township 18 South, Range 1 East; and in rem against the real property located in Shelby County, Alabama described as follows: The West half of the Southeast quarter and the Southeast quarter of the Southwest quarter of Section 15, the East half of the East of the Southeast quarter of Section 16, and The Northwest quarter of the Northwest Quarter and the East half of the Southwest quarter of the Northwest quarter of Section 22, all in Township 18 South, Range 1 East;

I Lolita Avery, affirm that there are no prior entanglements i.e. Mortgages sale, or transfer of title to the mention property.

*[Signature]*

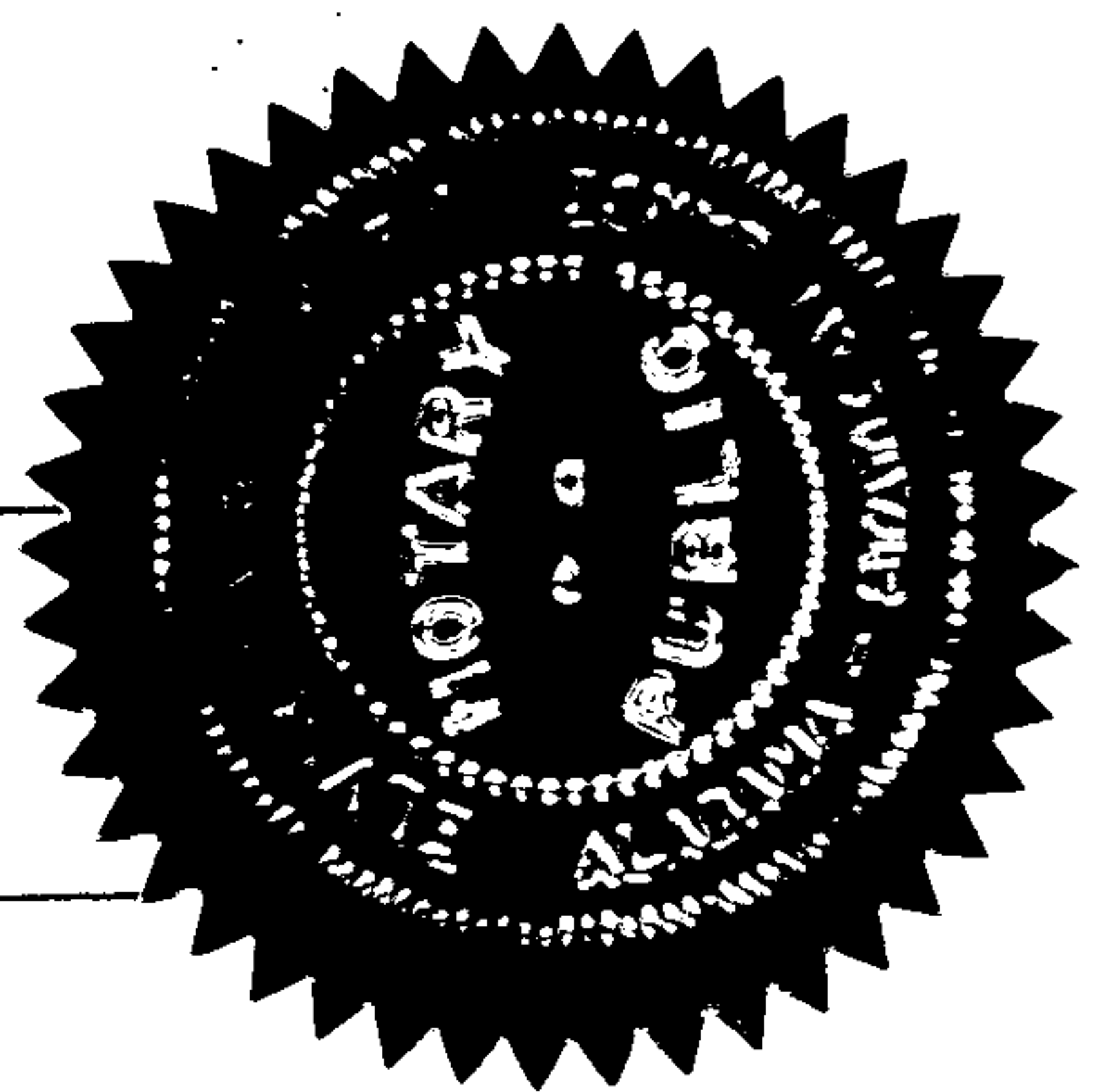
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

*Jennifer Jones*

*Bernadine Avery*

Shelby County, AL 02/03/2014  
State of Alabama  
Deed Tax: \$1.00



State of Alabama

Date: January 20, 2014

County of Jefferson

Then personally appeared Lolita Avery *[Signature]* to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that *[Signature]* executed the same

*Elzilah Drake*  
Notary Public  
my commission expires 03/09/14



# Real Estate Sales Validation Form

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

✓ Grantor's Name Lolita Avery  
Mailing Address 1057 Green St  
Birmingham  
Al 35147

✓ Grantee's Name Mid & Elzilah F Drake  
Mailing Address 9851 Bear Creek Rd  
Stennett Al 35147

✓ Property Address \_\_\_\_\_  
\_\_\_\_\_ N/A \_\_\_\_\_  
\_\_\_\_\_

✓ Date of Sale 1-28-14  
✓ Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 900.00  
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:

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 1-28-14

✓ Print Mid and Elzilah Drake

Unattested

(verified by)

Sign

Mid Drake Elzilah Drake  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140203000029460 2/2 \$18.00  
Shelby Cnty Judge of Probate, AL  
02/03/2014 01:00:54 PM FILED/CERT