



2014022400049110 1/2 \$65.50
Shelby Cnty Judge of Probate, AL
02/24/2014 09:39:39 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michelle D. Strickland**, a married woman, hereinafter referred to as the "Grantor," does hereby grant, convey and warrant unto **Darrell E. Strickland**, a married man, hereinafter referred to as the "Grantee," any and all interest that she has as a joint tenant with rights of survivorship the following property together with all improvements located thereon, lying in the County of Shelby, State of Alabama.

Address: 225 Willow Point Circle, Alabaster, AL 35007

Legal Description: Parcel ID 13 7 26 4 002 016.000 Legal description – Lot#: 31 Book: 21
Pg:101

Subject to all existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 24 day of February, 2014.



MICHELLE D. STRICKLAND (SEAL)

I, a Notary Public, within and for the State of Alabama and County of Shelby, do hereby certify that the foregoing instrument of writing was this day produced to me in the above State and County by Michelle D. Strickland and was executed and acknowledged by her to be her free act and voluntary deed.

WITNESS my signature this the 24th day of February, 2014.



Signature of Notary Public

Van Holden
Name of Notary Public
My Commission expires:

MY COMMISSION EXPIRES SEPTEMBER 16, 2015

Prepared by:

Shayana Boyd Daus, Attorney
P.O. Box 381403
Birmingham, AL 35238

Real Estate Sales Validation Form

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

✓ Grantor's Name Michelle D Strickland
Mailing Address 151 Hidden Creek Cove
Pelham Al 35124

✓ Grantee's Name Darrell E. Strickland
Mailing Address 225 Willow Point Circle
Alabaster Al 35007

✓ Property Address 225 Willow Point Cr
Alabaster Al 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 96,300
1/2 = 48,150

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


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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 2/24/14

✓ Print Michelle D Strickland

Unattested

✓ Sign Michelle D Strickland

(verified by)

(Grantor/Grantee/Owner/Agent) circle one