



20140310000065700 1/4 \$33.50
Shelby Cnty Judge of Probate, AL
03/10/2014 12:17:33 PM FILED/CERT

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**STATE OF ALABAMA
SHELBY COUNTY**

Mail Tax Statements To:

Christina Nicole Allen
1044 Village Trl
Calera, AL 35040

Tax ID: 227352002064000
File #: 17656400

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, CHRISTINA NICOLE ALLEN, f/k/a CHRISTINA N SPARKS, a married woman, who acquired title as single, herein joined by her spouse LUCAS TAYLOR ALLEN, whose address is 1044 Village Trl, Calera, AL 35040, (hereinafter called Grantors), for and in consideration of the sum of Zero Dollars (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to CHRISTINA NICOLE ALLEN, a married woman, whose address is 1044 Village Trl, Calera, AL 35040, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Assessor's Parcel No: 227352002004000

Commonly known as: 1044 Village Trl, Calera, AL 35040

Shelby County, AL 03/10/2014
State of Alabama
Deed Tax: \$9.50

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 17th day of JANUARY, 2014

WITNESSES:

Witness

Christina Nicole Allen, f/k/a

Christina N. Sparks

CHRISTINA NICOLE ALLEN, f/k/a
CHRISTINA N SPARKS

Print Name

Lucas Taylor Allen
LUCAS TAYLOR ALLEN

Witness

Witness

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHRISTINA NICOLE ALLEN, f/k/a CHRISTINA N SPARKS and LUCAS TAYLOR ALLEN, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 17th day of JANUARY, 2014

Horace D. Clark

NOTARY PUBLIC

My Commission Expires:

08/15/2015

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Curphey & Badger
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

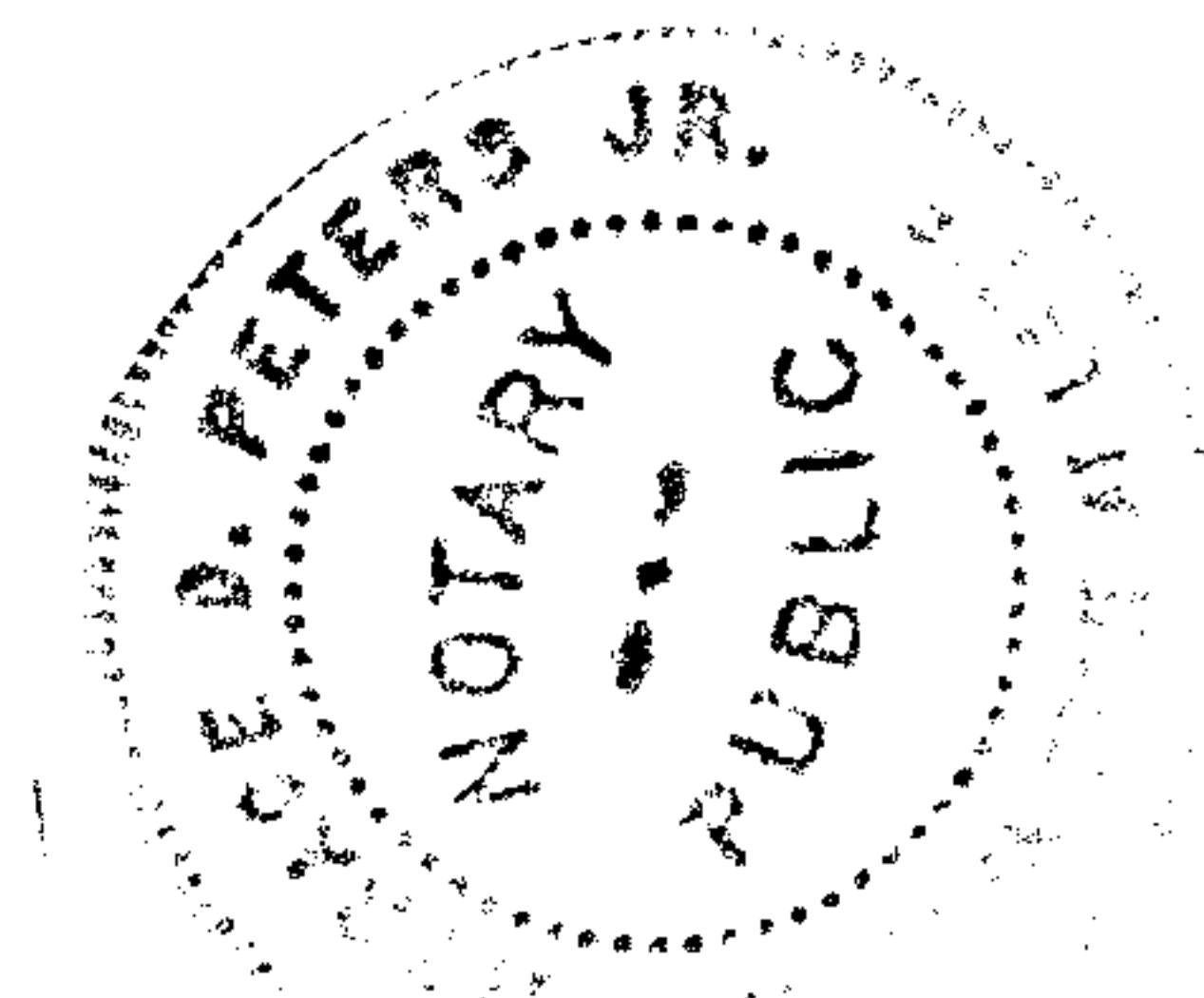
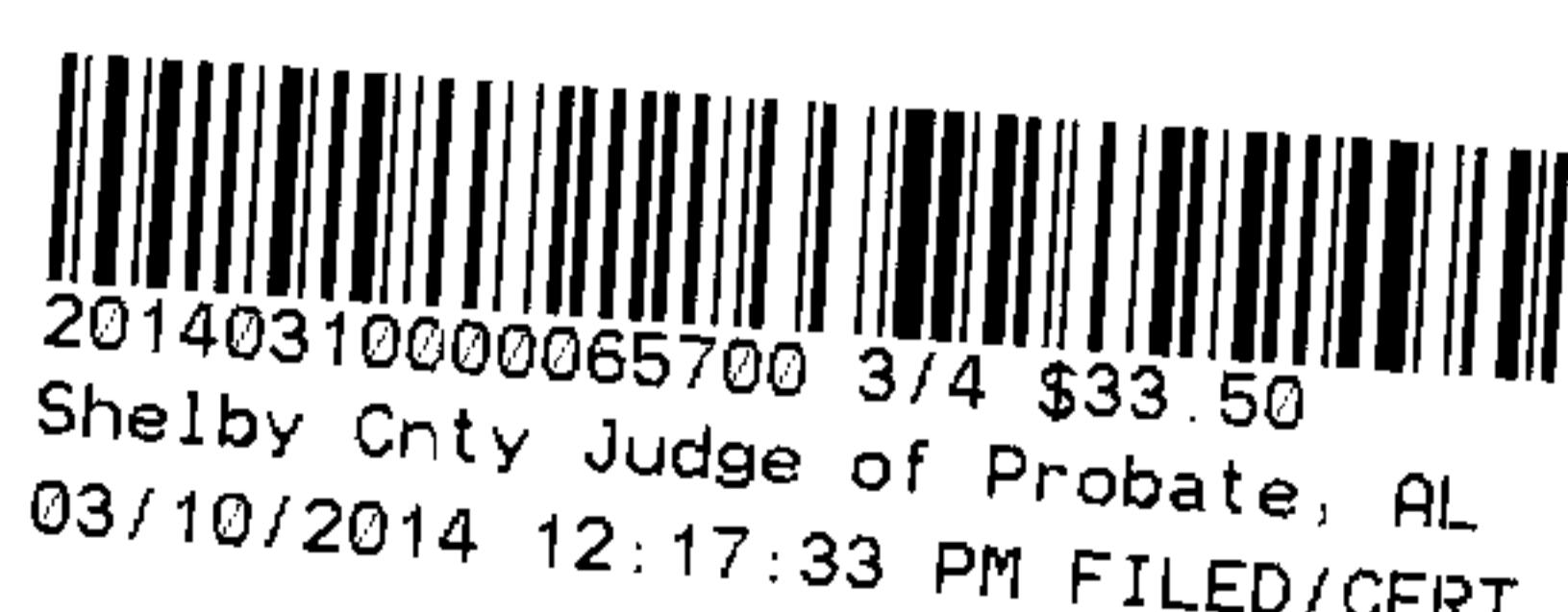


EXHIBIT "A"

PROPERTY LOCATED IN THE CITY OF CALERA, COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 132, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Assessor's Parcel No: 227352002064000



Real Estate Sales Validation Form

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

Grantor's Name Christina N Sparks &
Mailing Address Lucas Taylor Allen
1044 Village Trl
Calera, AL 35040

Grantee's Name Christina Nicole Allen
Mailing Address 1044 Village Trl
Calera, AL 35040

Property Address 1044 Village Trl
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 9420.00

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 1/17/14

Print Christina N. Sparks

Lucas T. Allen

____ Unattested

Sign Christina N. Sparks

Lucas T. Allen

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20140310000065700 4/4 \$33.50
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