

THIS INSTRUMENT PREPARED BY:

LaTresia Lewis Kinnell, Esq.
5330 Stadium Trace Parkway, Ste. 106
Hoover, Alabama 35244

SEND TAX NOTICE TO:

Kay Taylor Scott
1697 Southpointe Drive
Hoover, Alabama 35244

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of One Dollar and other good and valuable consideration, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **KAY TAYLOR SCOTT and ROBERT E. CARDWELL** (herein after referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **KAY TAYLOR SCOTT** (hereinafter referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Southpointe, Seventh Sector, as recorded in Map Book 15, Page 54, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1997 and of subsequent years not yet due and payable.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 21st day of March, 2014.


20140325000082790 1/2 \$155.00
Shelby Cnty Judge of Probate, AL
03/25/2014 10:11:44 AM FILED/CERT


KAY TAYLOR SCOTT, Grantor


ROBERT E. CARDWELL, Grantor

I, the undersigned, a Notary Public in and for said county and state, hereby certify that, **KAY TAYLOR SCOTT and ROBERT E. CARDWELL**, whose names are 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of March, 2014.


NOTARY PUBLIC

My Commission Expires: **MY COMMISSION EXPIRES JULY 30, 2014**

Shelby County, AL 03/25/2014
State of Alabama
Deed Tax: \$138.00

Real Estate Sales Validation Form

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

Grantor's Name Robert Cardwell
Mailing Address 11697 Antilpoint Dr.
Hoover, AL 35244

Grantee's Name Kay Taylor
Mailing Address 11697 Antilpoint Dr.
Hoover AL 35244

Property Address 11697 Antilpoint Dr.
Hoover, AL 35244

Date of Sale 3/21/14
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 275,880 \times 1/2 = 137,940

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 parcel # 13-306-0-001 003.155
☒ Other Tax Office

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 3/25/14

Print Riscilla Scott Cardwell

Sign Riscilla Scott Cardwell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20140325000082790 2/2 \$155.00
Shelby Cnty Judge of Probate, AL
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Form RT-1