

This instrument was prepared by
Barron Lakeman
Lakeman, Peagler, Hollett & Alsobrook, LLC
1904 Indian Lake Drive
Birmingham, Alabama 35244

Send Tax Notice To:
Stephen D. Rylee
~~173 Rossburg Drive~~ **3707 HEATHERBROOKE**
~~Calera, AL 35040~~ **ROAD**
BIRMINGHAM, AL
35242

QUITCLAIM DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Seventy Four Thousand Seven Hundred Fifty and on/100's (\$ 74,500.00) DOLLARS, in hand paid to Rebecca L. Rylee , a unmarried person (hereinafter called Grantors) the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sell, and conveys) interest each to Stephen D. Rylee (hereinafter called Grantee), who shall now have an undivided one-half (50%) interest in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 70, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, Page 38 in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.

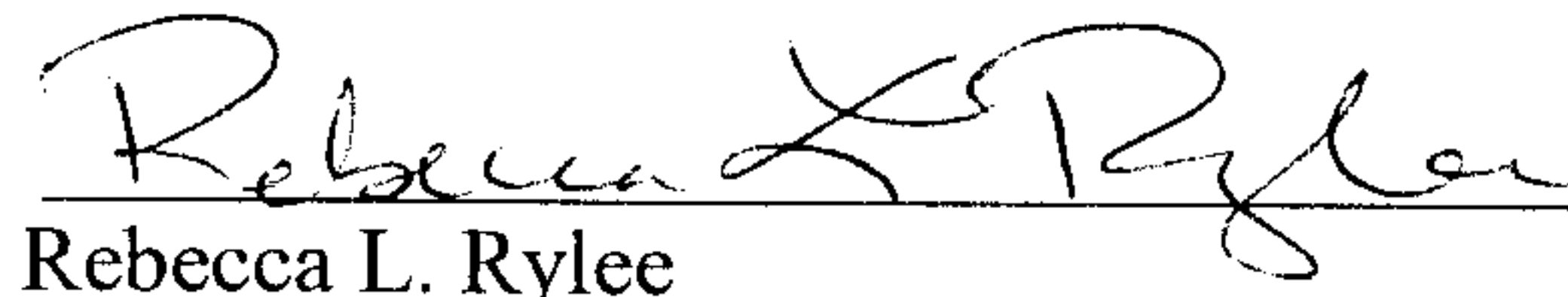
THIS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES AS DEFINED BY THE CODE OF ALABAMA.

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

This description provided to LPHA, LLC by Grantor(s). The draftsman makes no warranty that the description referenced in this document is correct, or that the Grantor(s) is/are the owners of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding land owners or existing easements that may exist on the property but are not referenced in the document.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal , this 3rd day of March , 2014


Rebecca L. Rylee

Rebecca L. Rylee and Rebecca Rylee
are one and the same person

Shelby County, AL 04/03/2014
State of Alabama
Deed Tax: \$74.50

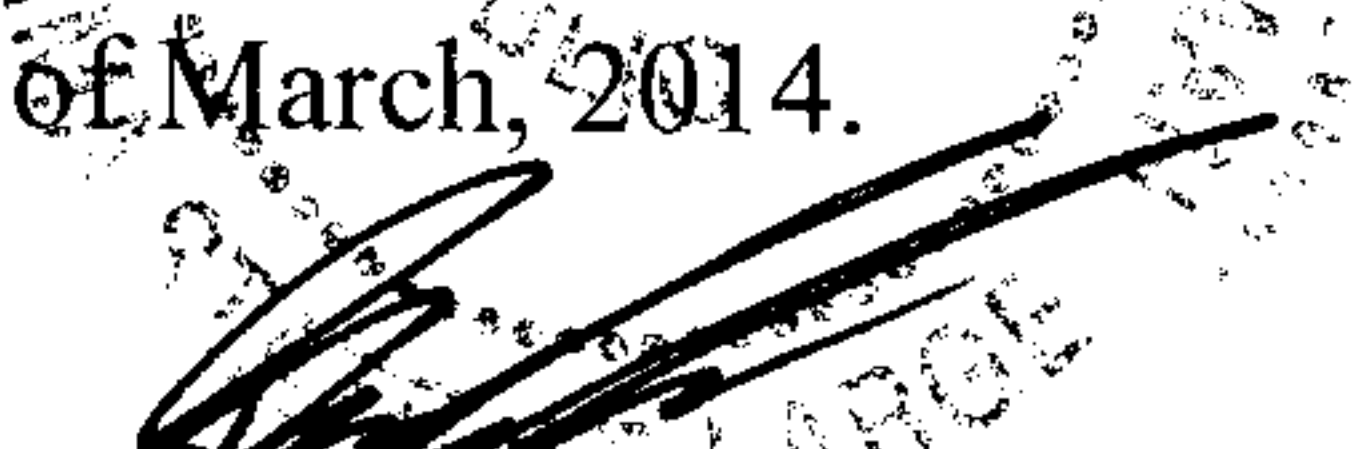
State of Alabama)

County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca L. Rylee, 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, he/she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS 3rd day of March, 2014.

My commission expires: **3.3.16**


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Rebecca L. Rylee
Mailing Address 1220 9th Ave Southwest
Alabaster, AL 35007

Grantee's Name Stephen D. Rylee
Mailing Address 3707 Heatherbrooke Road
Birmingham, AL 35242

Property Address 173 Rossburg Drive
Calera, AL 35040

Date of Sale 3/3/2014
Total Purchase Price \$ _____
or
Actual Value \$ 149,000.00

*\$74,500 half value of property

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 Copy of deed at time of purchase

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 any

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 3/3/14

Print Ginger Burke

Sign Ginger Burke

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1