

QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**

Consideration of \$32,000

KNOW ALL MEN BY THESE PRESENTS, that in consideration of sum of Ten Dollars and No/100 and other valuable considerations to the undersigned GRANTOR(S), Thomas G. Givhan & Jan Reed Givhan, husband and wife, (hereinafter referred to as GRANTOR(S), in hand paid by the GRANTEE(S), Thomas G. Givhan, hereinafter referred as GRANTEE(S), the receipt of which is hereby acknowledged, the said GRANTOR(S) do by these presents RELEASE, REMISES, QUITCLAIMS, SELLS and CONVEYS unto the GRANTEE(S), all right, title, interest and claim in or to the following described real estate, situated in County of Shelby, State of Alabama, to wit:

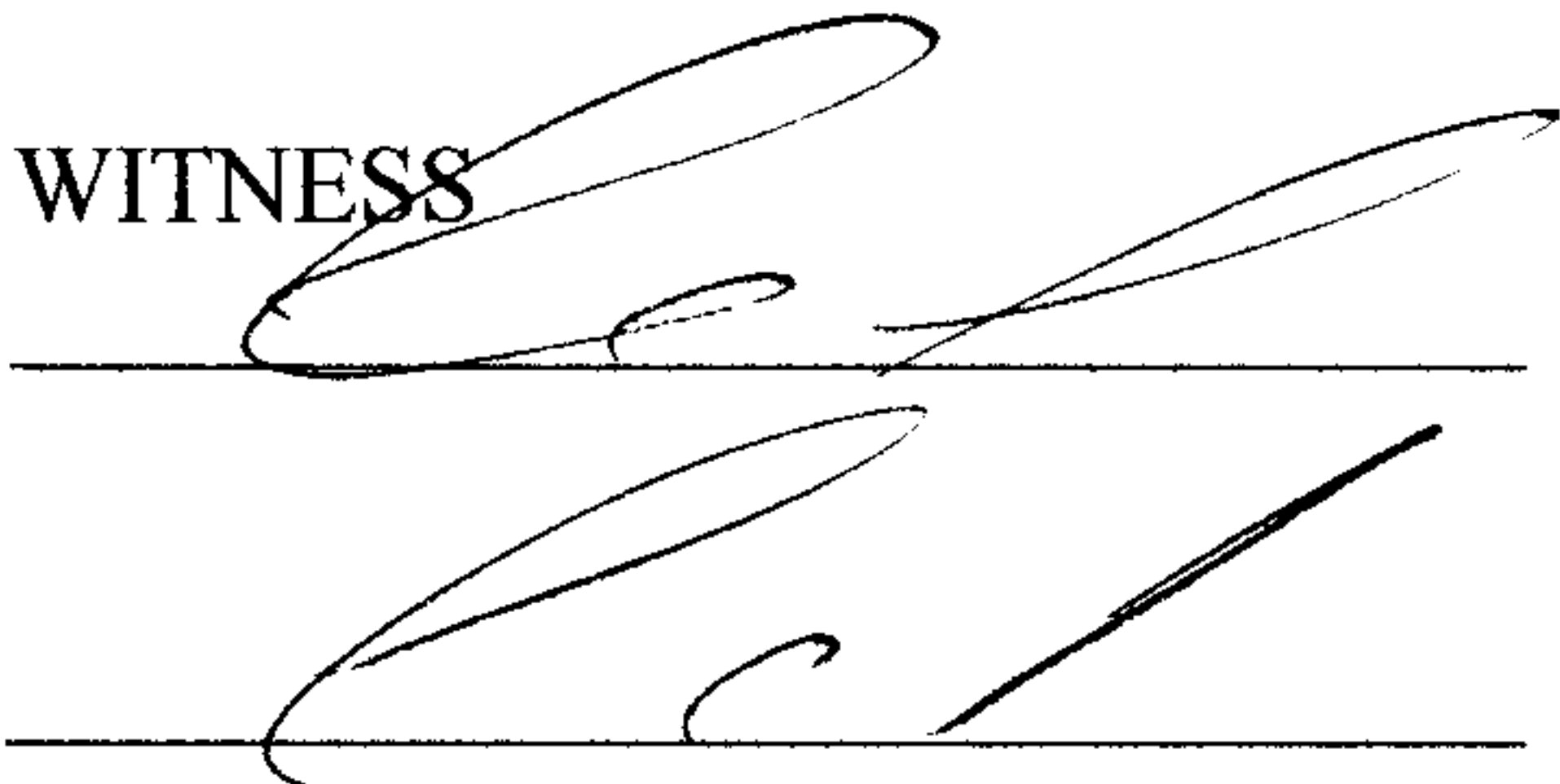
THE RIDGE AT MEADOW BROOK, LOT 16, TOWNSHIP 1, RANGE 10, SECTION 1, RECORDED IN PLAT BOOK 14, PAGE 041,

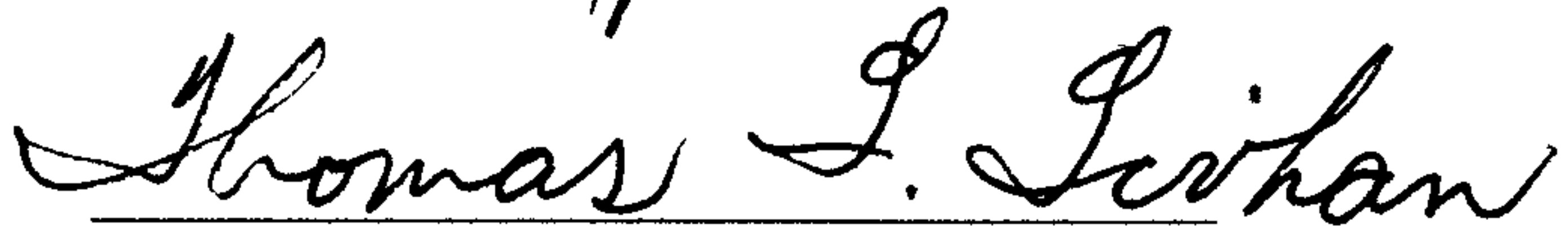
THIS DEED IS PREPARED TO REMOVE SPOUSE FROM TITLE.

TO HAVE AND TO HOLD, to the said GRANTEE(S) forever.

GIVEN under my hand and seal this the 8th day of April, 2014.

WITNESS




THOMAS G. GIVHAN

JAN REED GIVHAN

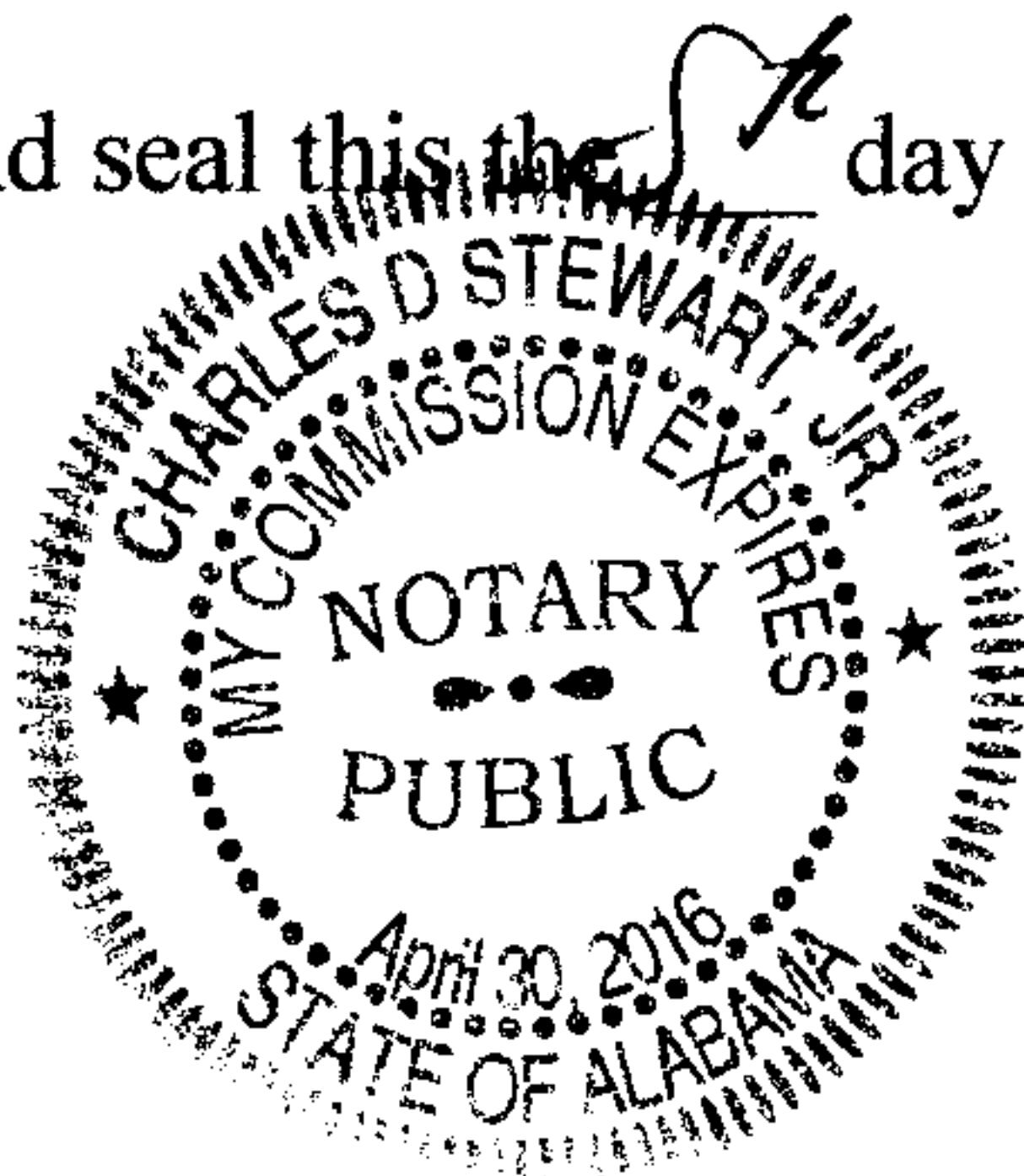
STATE OF ALABAMA
Shelby COUNTY

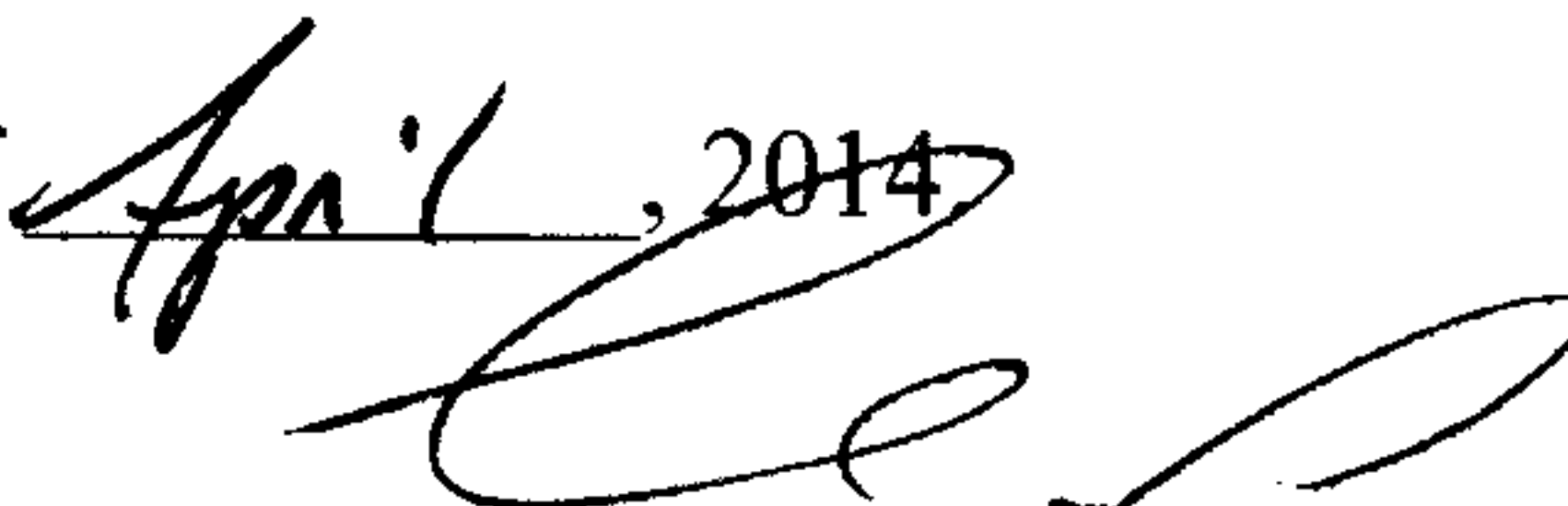
I, the undersigned, a Notary Public in and for said county and state hereby certify that Thomas G Givhan and Jan Reed Givhan, whose names are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 8th day of April, 2014.

My Comm. Exp:

4-30-16




NOTARY PUBLIC

Shelby County, AL 04/25/2014
State of Alabama
Deed Tax: \$32.00


20140425000122640 1/2 \$49.00
Shelby Cnty Judge of Probate, AL
04/25/2014 12:52:24 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jan Reed Givan
Mailing Address 2356 Ridge Trail
B'ham AL 35242

Grantee's Name Thomas G. Givan
Mailing Address 2356 Ridge Trail
B'ham AL 35242

Property Address 2360 Ridge Trail
B'ham AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 64,000 ^{1/2 Value} \$ 32,000

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 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 4-8-13

Print Thomas G. Givan

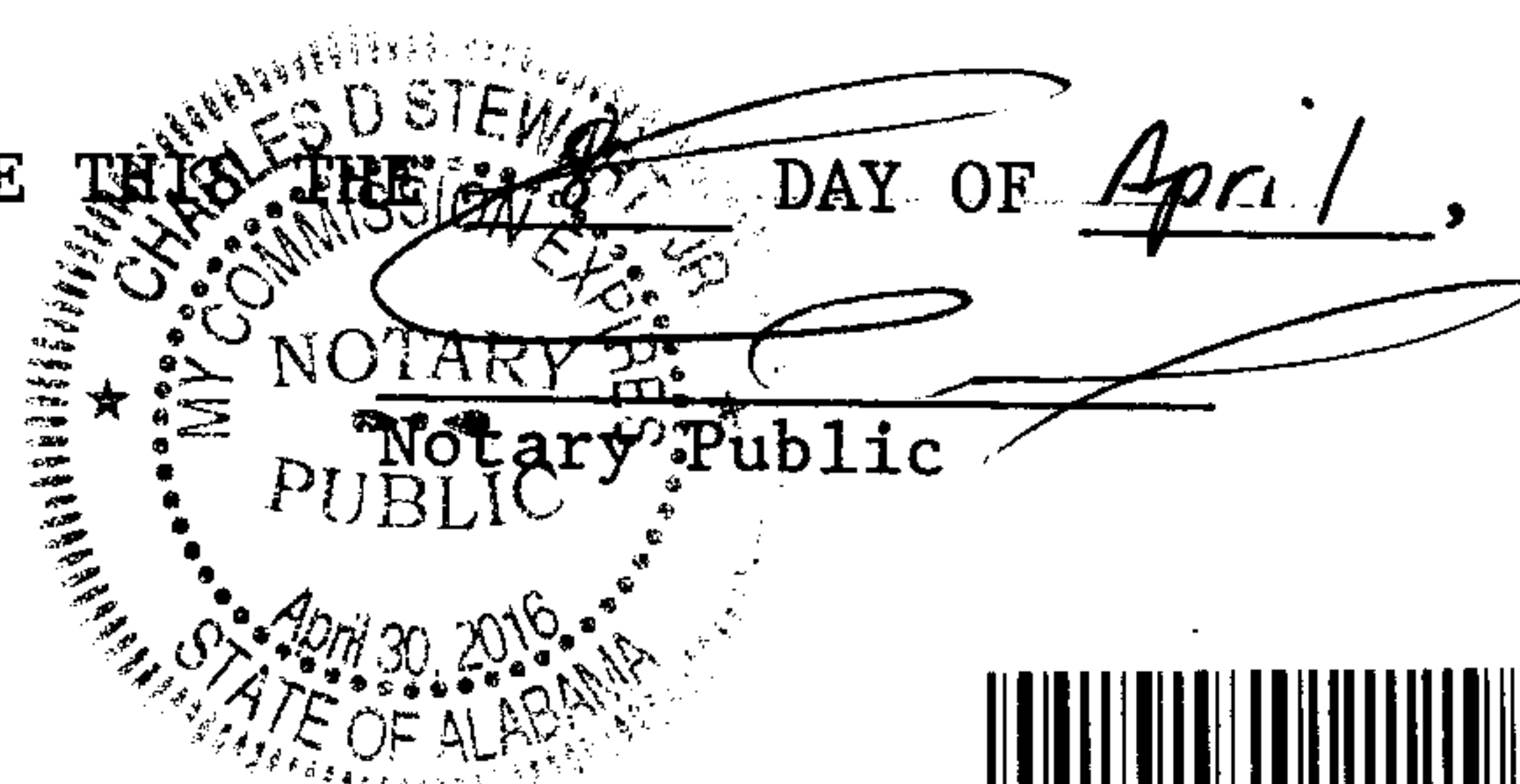
☐ Unattested

(verified by)

Signature Thomas G. Givan
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS 8th DAY OF April, 2013.



20140425000122640 2/2 \$49.00
Shelby Cnty Judge of Probate, AL
04/25/2014 12:52:24 PM FILED/CERT