

Nancy Allen Hinson
702 Canyon Creek Ln
Vestavia, AL 35216

QUITCLAIM DEED

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **BRENDA ALLEN LAFOUNTAIN**, an unmarried woman, (hereinafter called "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to **NANCY ALLEN HINSON**, (hereinafter called "Grantee"), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

The Northwest 1/4 of the Northeast 1/4 of Section 17, Township 18 South, Range 1 East, Shelby County, AL.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has hereunto set her signature and seal this the 28th day of April, 2014.

GRANTOR:


BRENDA ALLEN LAFOUNTAIN

Shelby County, AL 05/20/2014
State of Alabama
Deed Tax: \$109.50

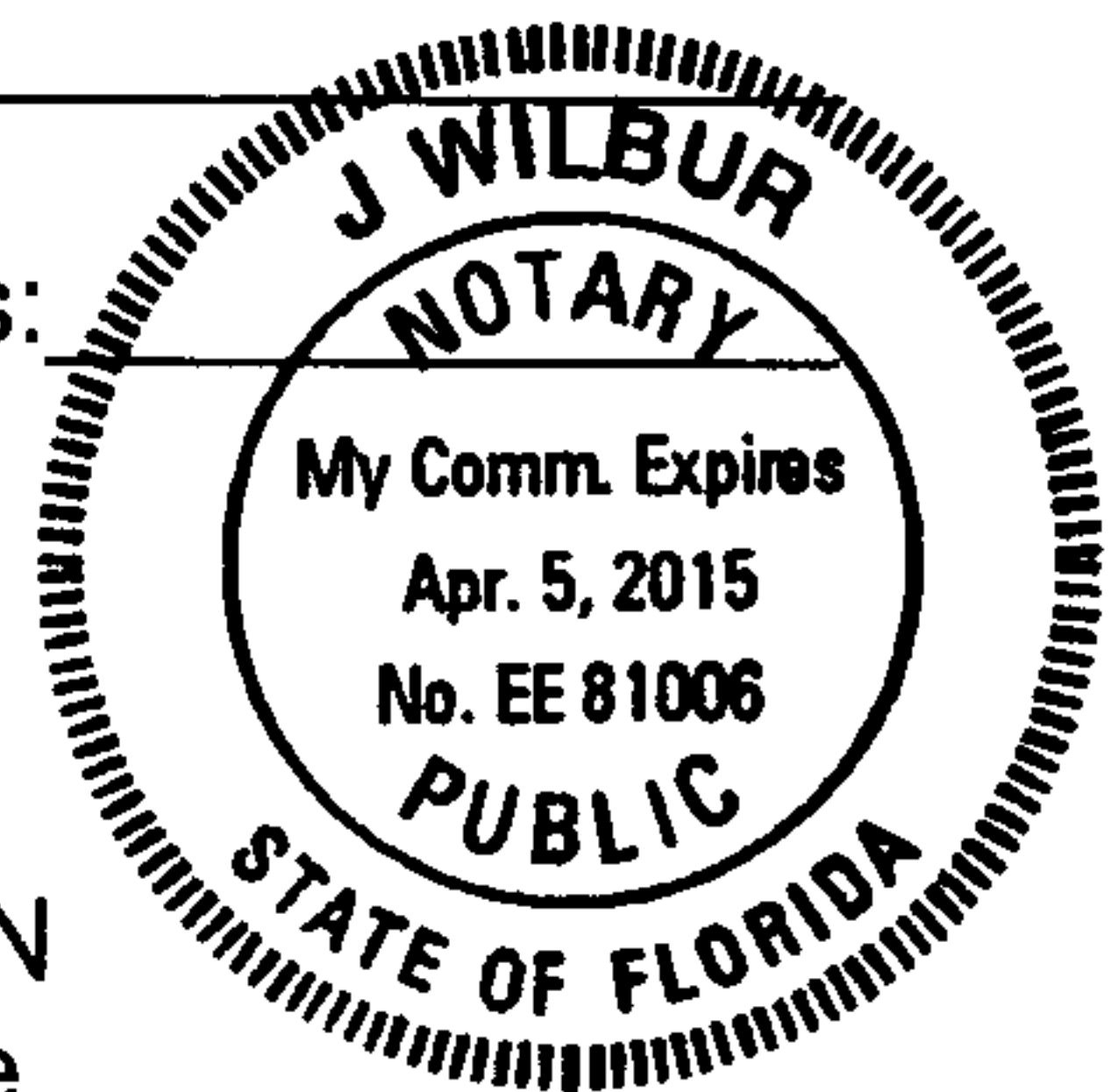

20140520000151210 1/3 \$129.50
Shelby Cnty Judge of Probate, AL
05/20/2014 08:51:04 AM FILED/CERT

~~STATE OF ALABAMA~~)
JEFFERSON COUNTY)
WALTON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BRENDA ALLEN LAFOUNTAIN**, an unmarried woman, whose name is 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, she executed the same voluntarily.

Given under my hand this 28th day of April, 2014.

Notary Public
My Commission Expires:



THIS INSTRUMENT PREPARED BY:

Terry W. Gloor, Esquire
Gloor & Strickland, LLP
100 Williamsburg Office Park, Suite 100
Birmingham, AL 35216
205-822-1223

SEND TAX NOTICE TO:

NANCY ALLEN HINSON
702 Canyon Creek Lane
Vestavia Hills, AL. 35216

20140520000151210 2/3 \$129.50
Shelby Cnty Judge of Probate, AL
05/20/2014 08:51:04 AM 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 Brenda Allen Lefountain Grantee's Name Nancy Allen Hinson
Mailing Address 126 South Shore Dr Mailing Address 702 Canyon Creek Ln
#41 Vestavia AL 35216
Destin Fla 32550
Property Address Acroyne Date of Sale 20 April 2014
NW 1/4 NE 1/4 Total Purchase Price \$ _____
Sec 17, Twp 36 N R 8 E Or
Range 1 East Actual Value \$ _____
Or
Assessors Market Value \$ 109,500 (1/3)

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 ☐ Appraisal
☐ Sales Contract ☒ Other 1/3 Value
☐ Closing Statement

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date 20 April 2014 Print Nancy Allen Hinson
Unattested _____ Sign Nancy Allen Hinson
(verified by) (Grantor/Grantee/Owner/Agent) circle one

