



20140616000181590 1/5 \$47.00
Shelby Cnty Judge of Probate, AL
06/16/2014 12:45:08 PM FILED/CERT

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this _____ day of _____,

(year),

by first party, Grantor, *William Woodrow Karpman & Keith Korby Vardaman*
whose post office address is *2112 Mainy Rd Calabaster 32007*
to second party, Grantee, *Tommy and Melanie Smith*
whose post office address is *22406 Rd 1038 Jemison, AL 35085*

WITNESSETH, That the said first party, for good consideration and for the sum of
Dollars (\$ *1000*) paid by the said second party, the receipt whereof
is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party
forever, all the right, title, interest and claim which the said first party has in and to the following
described parcel of land, and improvements and appurtenances thereto in the County of,

State of *Alabama* to wit:
Section 18 Township 121S Range 102W
Lot DIM 1 132.17 Lot DIM 1212.10 Acres 0.630 ~~Soft~~ 27,442 800
METES AND BOUNDS: COM NW COR NE 1/4 NE 1/4 E95 to POB Nely 49.87 to Sly Row Ce
RD 339 SELY 132.17 ALG ROW SWLY 110.8 SLY 101.03 W 115.7 NLY 210 TO POB

[Signatures on following page.]

KKV
W.W.V
Initials of First Party

QUITCLAIM BILL OF SALE

BE IT KNOWN, for good consideration, and in consideration of the payment of \$ 1,000⁰⁰, the receipt and sufficiency of which is acknowledged, the undersigned

William Woodrow Vandaman Jr & Keith Karlye Vandaman (Seller) hereby sells, transfers, assigns and conveys unto and its successors and assigns forever with quitclaim

covenants only, the following described property:

Section 18 Township 121S Range 102W
Lot DIM1 132.17 Ld DIM2 212.10 Acres 0.630 Sqft 27,442.800
Metes and Bound: Com NW COR N E 1/4 N E 1/4 E 95 TO POB NELY 49.87 TO SLY ROW CO Rd 339 SE LY 132.17 A/B ROW SW LY 110.8 SIX 101.03 W 115.7 NLY 210 TO POB

Seller hereby sells and transfers only such right, title and interest as it may hold and that said chattels sold herein are sold subject to such prior liens, encumbrances and adverse claims, if any, that may exist, and Seller disclaims any and all warranties thereto.

Said assets are further sold in "as is" condition and where presently located.

Signed this _____ day of _____, _____ (year).

In the presence of:

Jennifer Segon
Witness

Keith Karlye Vandaman
Seller's Signature
Keith Vandaman
William Woodrow Vandaman Jr.
Print Name of Seller
2112 Mason Rd. Alabaster 35007
Seller's Address



IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Jennifer Negron
Signature of Witness

Jennifer Negron
Print name of Witness

Sean Marie Edgar
Signature of Witness

Sean Marie Edgar
Print name of Witness

William Woodruff Vasquez
Signature of First Party, Grantor

William Woodruff Vasquez
Print name of First Party

Keith Karlye Vardaman
Signature of First Party, Grantor

Keith Karlye Vardaman
Print name of First Party

STATE OF }
COUNTY OF }

On _____ before me,
appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

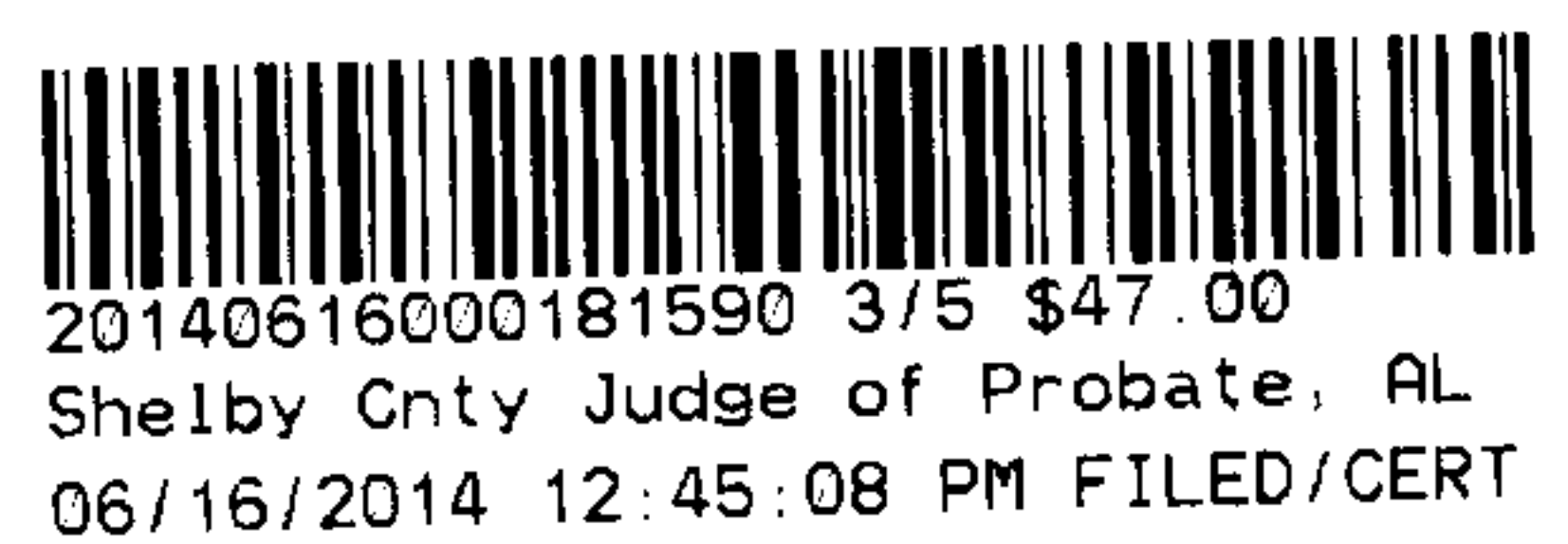
(Seal)

Affiant _____ Known Produced ID
Type of ID AL DRIVER'S LICENSE

Melanie Smith
Signature of Preparer

Melanie Smith
Print Name of Preparer

224 Co Rd 1038 Jemison AL 35085
Address of Preparer



Initials of First Party

RECEIPT

BE IT KNOWN, that the undersigned hereby acknowledges receipt of the sum of \$ *1000* paid by *Tommy Smith* which payment constitutes payment of the below described obligation:

If this is in partial payment of said obligation the remaining unpaid balance on this date is \$.

Signed this *16* day of *June*, *2014* (year).

Witnessed:

Jamie Roe

Witness

Tommy Smith

Obligor



20140616000181590 4/5 \$47.00
Shelby Cnty Judge of Probate, AL
06/16/2014 12:45:08 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 William Woodrow Vardaman Jr
Mailing Address 2112 Massey Rd
Alabaster, AL 35007

Grantee's Name Tommy Smith
Mailing Address 224 Co Rd 1038
Jemison AL 35085

Property Address 2066 Massey Rd
Alabaster AL 35007

Date of Sale 6/16/14
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 20,600

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 6/16/14

Print Melanie Smith

Sign Melanie Smith

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

