

SEND TAX NOTICE TO:

This Instrument Was Prepared By:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
3500 Colonnade Parkway, Ste 350
Birmingham, Alabama 35243

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That for valuable consideration in and to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **JUDY PYLES** (hereinafter called Grantor), **A MARRIED WOMAN,**** this property does not constitute the homestead of the Grantor or her spouse**, whose address is 110 Windsor Ridge Dr. Pelham AL 35124 hereby remises, releases, quitclaims, grants, sells, and conveys to **WAYNE G. PYLES** and whose address is 254 Jasmine Dr., Alabaster, AL 35007(hereinafter called Grantee) all his/her right, title, interest and claim in or to the following-described real estate, situated in Shelby County, Alabama, property address is to wit

Lot 41, according to the Survey of The Meadows, Plat 2, as recorded in Map Book 20 Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to Easement, Restrictions, Current Taxes and Conditions of Record

To have and to hold the said Grantee forever.

By: Judy Pyles Knight
Judy Pyles

STATE OF ALABAMA
COUNTY OF Jefferson

20140701000199210 1/2 \$77.00
Shelby Cnty Judge of Probate, AL
07/01/2014 01:06:17 PM FILED/CERT

I, Judae Newberry, a Notary for said County and in said State, hereby certify that Judy Pyles, whose name , is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument he, executed the same voluntarily for and as the act of said limited liability company.

Given under my official hand and seal this the 21 day of February, 2014.

My Commission Expires:

Judae Newberry
Notary Public
Expires: 6/26/2017

(S E A L)

Shelby County, AL 07/01/2014
State of Alabama
Deed Tax:\$60.00

Real Estate Sales Validation Form

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

Grantor's Name Judy Pyles
Mailing Address 110 Windsor Ridge Dr
Prichard, AL 35124

Grantee's Name Wayne Pyles
Mailing Address 254 Jasmine Dr
Alabaster, AL 35007

Property Address 254 Jasmine Dr.
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 119,100 1/2 = 59,550

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
☐ 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 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 _____ Print Wayne G. Pyles
☒ Unattested Karen M. Olson Sign Wayne Pyles
(verified by) (Grantor/Grantee/Owner/Agent) circle one