

This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:


Return To:
First American Title Insurance Company
Attn: National Recording
1100 Superior Avenue, Suite 200,
Cleveland, OH 44114

Fair Market Value: \$203,200.00

8321031

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF CALERA

 GRAY
48798680 AL
FIRST AMERICAN ELS
QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:



That in consideration of One Hundred and Ninety-Six Thousand and Seven Hundred Dollars (\$196,700.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, TONYA A. GRAY and MATTHEW PETTIS, as joint tenants with right of survivorship and JESSICA PETTIS as wife of Matthew Pettis (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto TONYA A. GRAY, a single person (herein referred to as grantee, whether one or more) the following-described real estate:

ALL THAT CERTAIN LAND SITUATED IN THE STATE OF Alabama, COUNTY OF SHELBY, CITY OF CALERA, DESCRIBED AS FOLLOWS:

LOT 47, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C, AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of that certain property conveyed to TONYA A. GRAY AND MATTHEW PETTIS, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP from HPH PROPERTIES, LLC, by deed dated August 23, 2006 and recorded September 13, 2006 as INSTRUMENT NO. 20060913000453260 of official records.

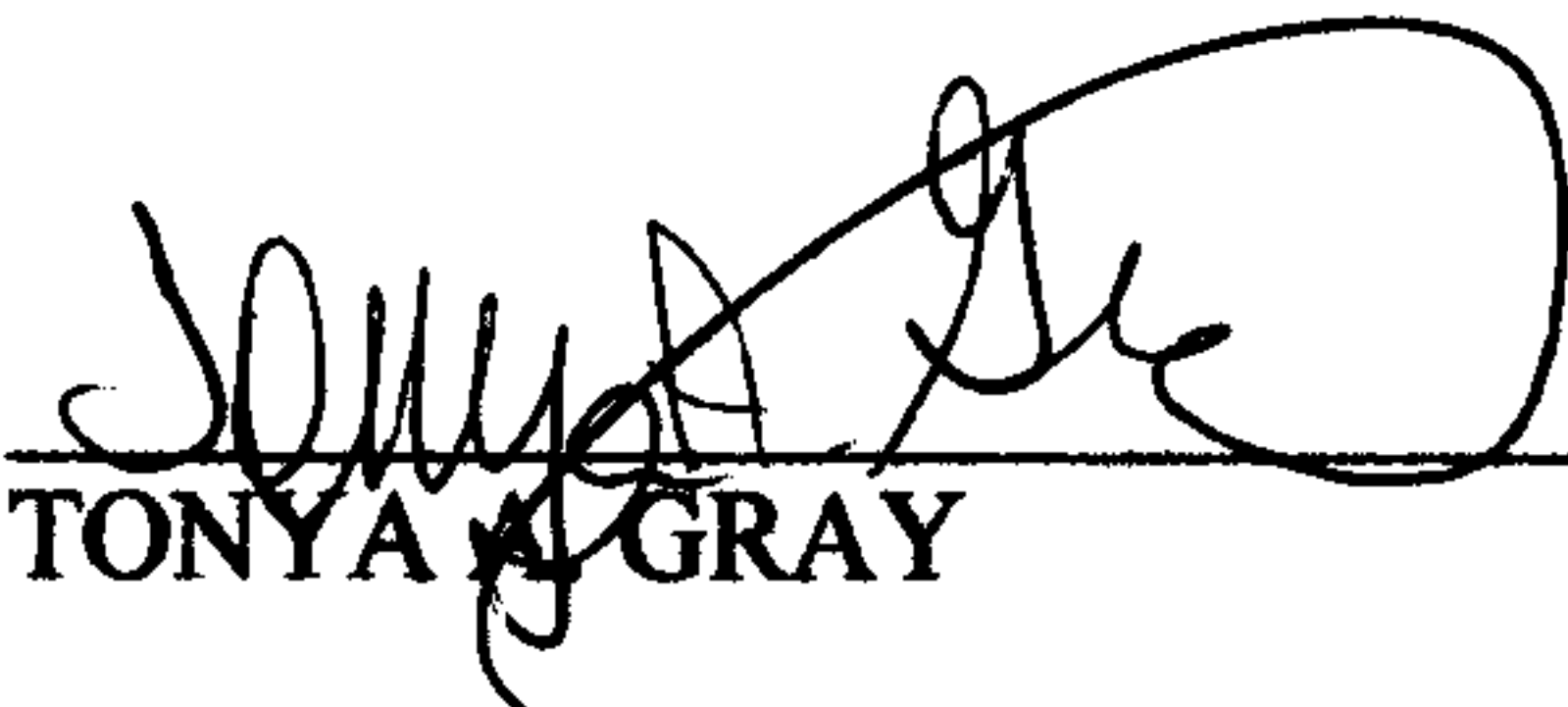
APN #: 34 3 06 2 002 007.000
Commonly known as: 1036 SEMINOLE PLACE, CALERA, AL 35040

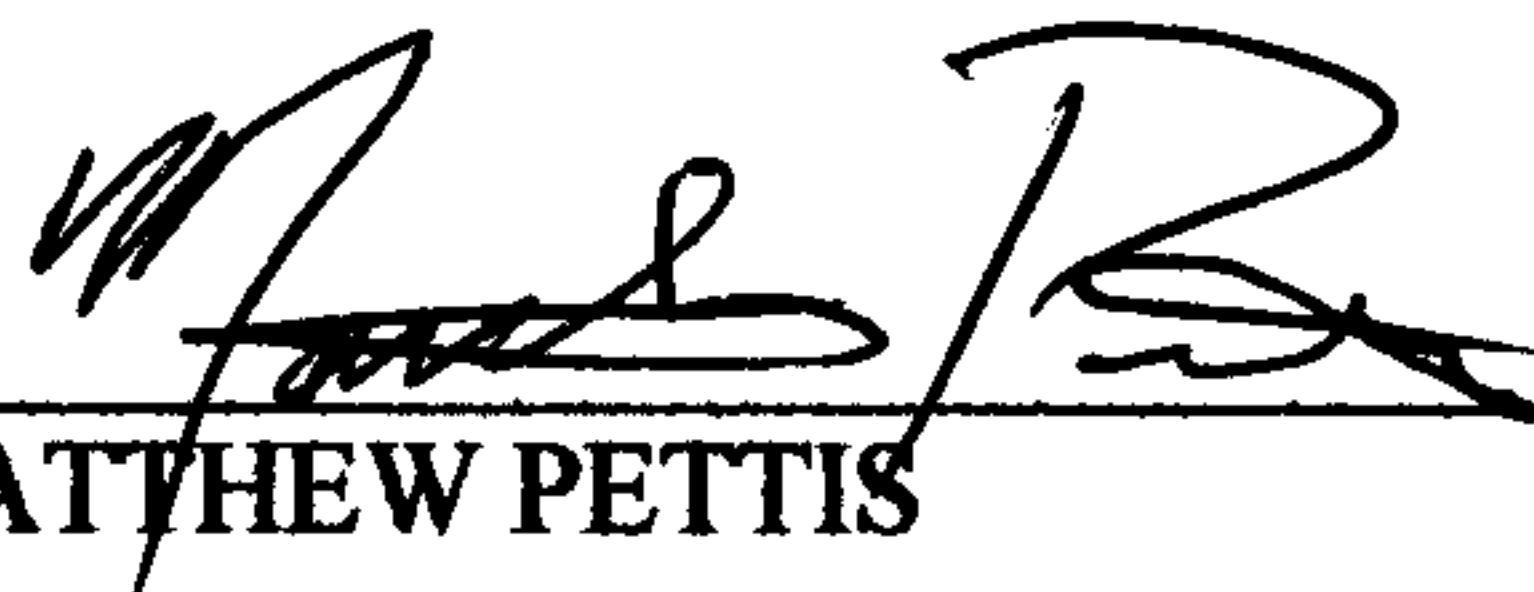
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 16th day of May, 2014.


TONYA GRAY


MATTHEW PETTIS


JESSICA PETTIS

Grantor Address:
1036 Seminole Place
Calera, AL 35040

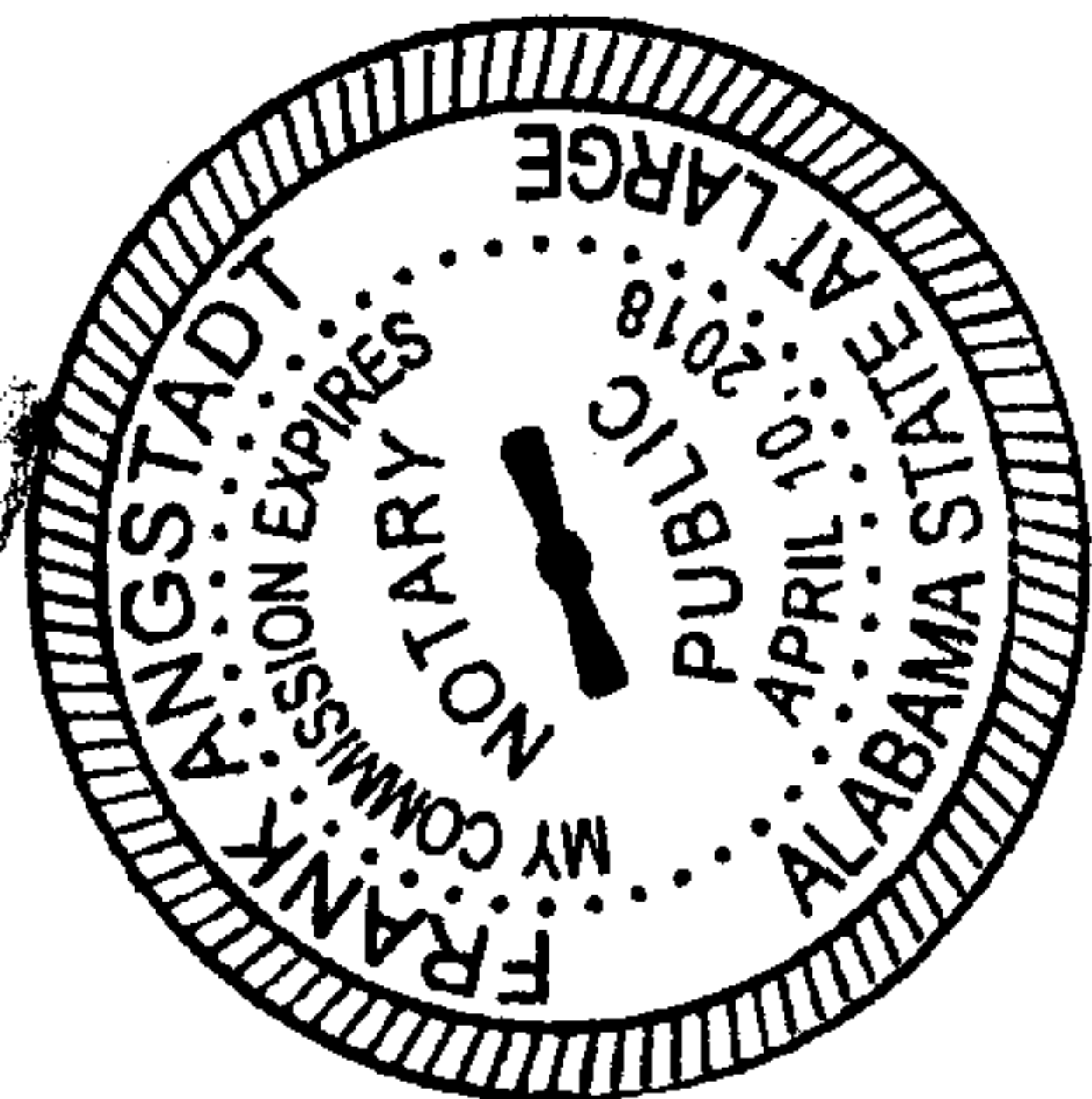
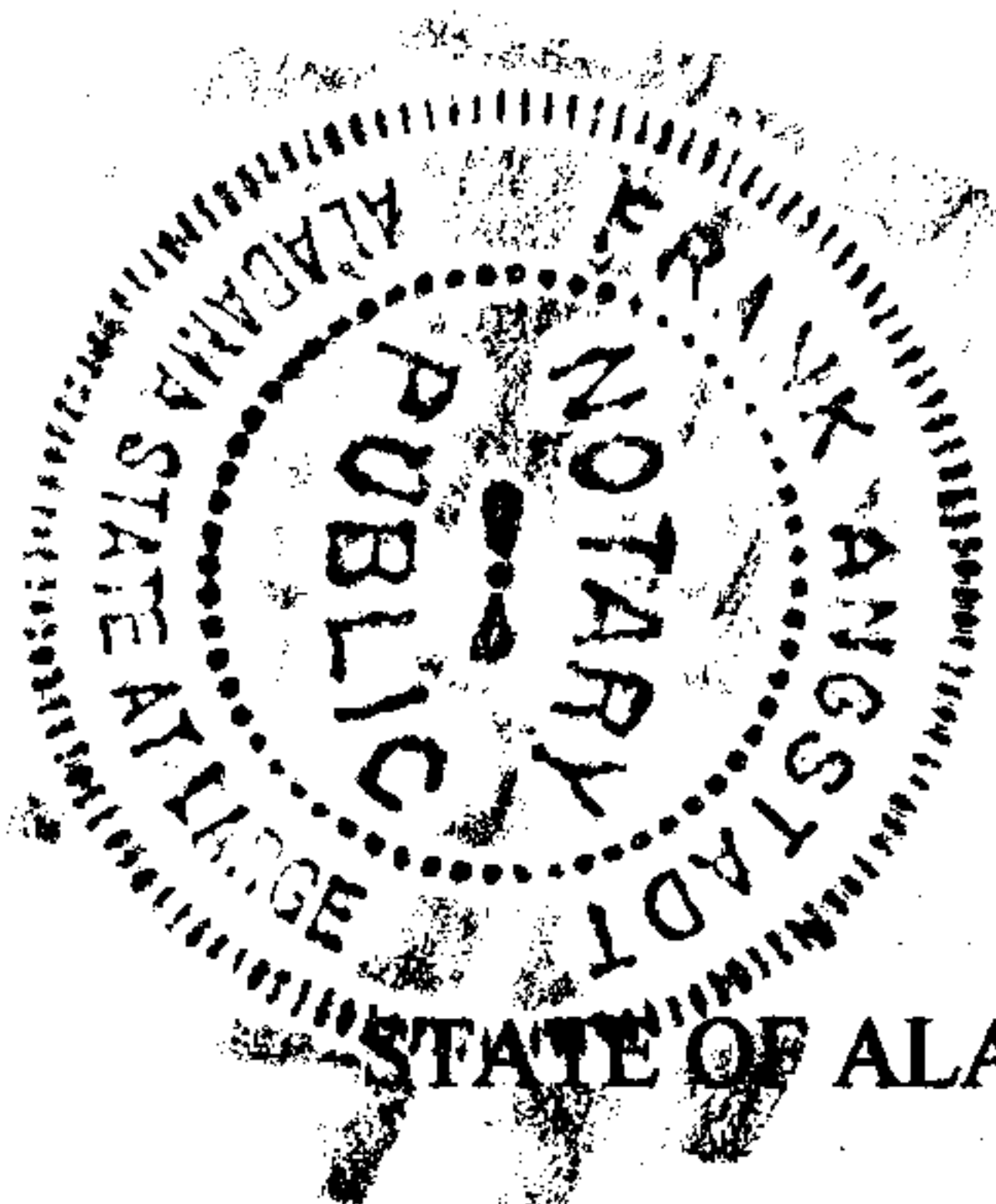
Grantee Address:
1036 Seminole Place
Calera, AL 35040

STATE OF ALABAMA

COUNTY OF GALERA *Jefferson*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that TONYA A. GRAY, 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 on the day the same bears date.

Given under my hand this the 16th day of May, 2014.



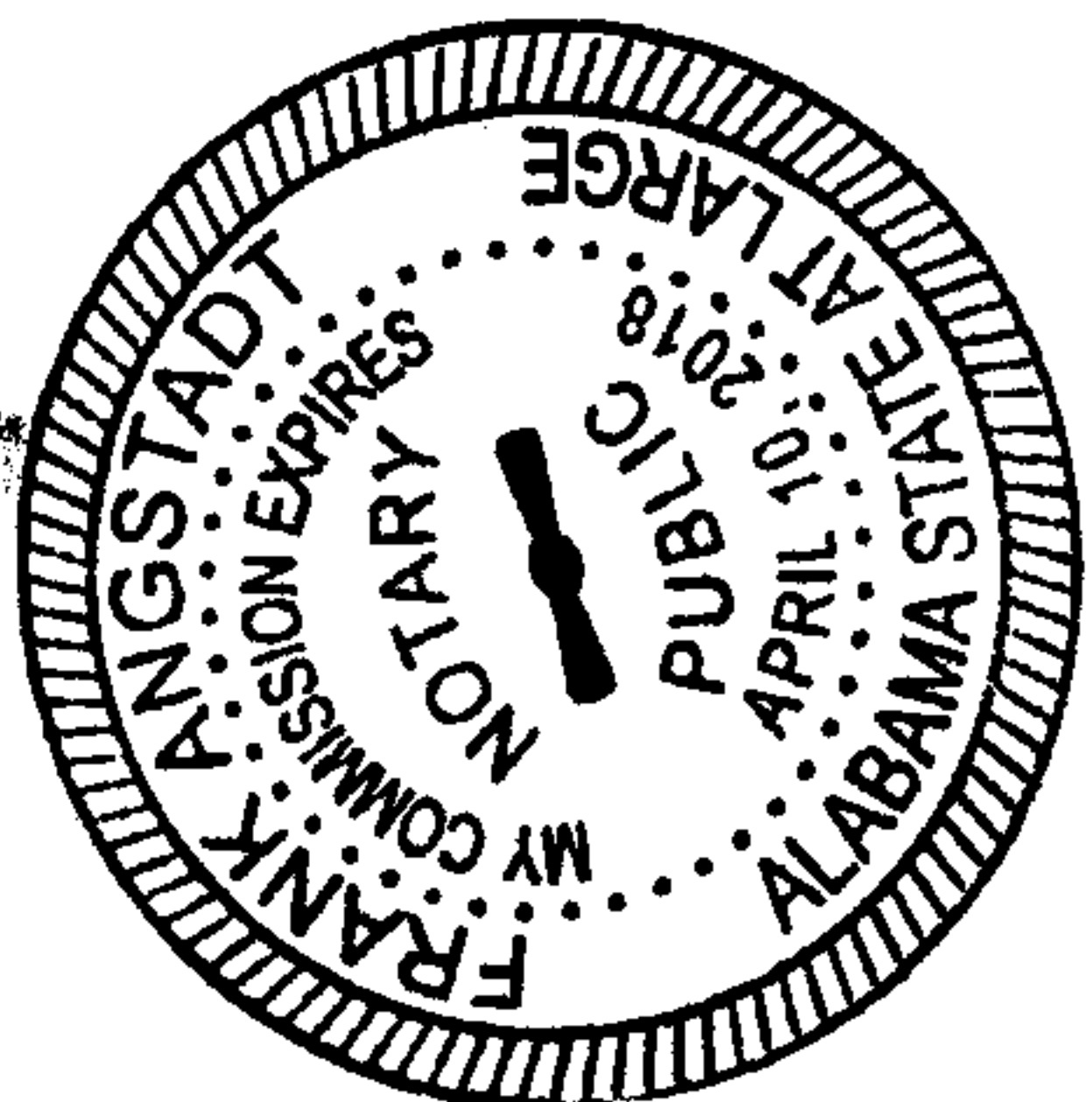
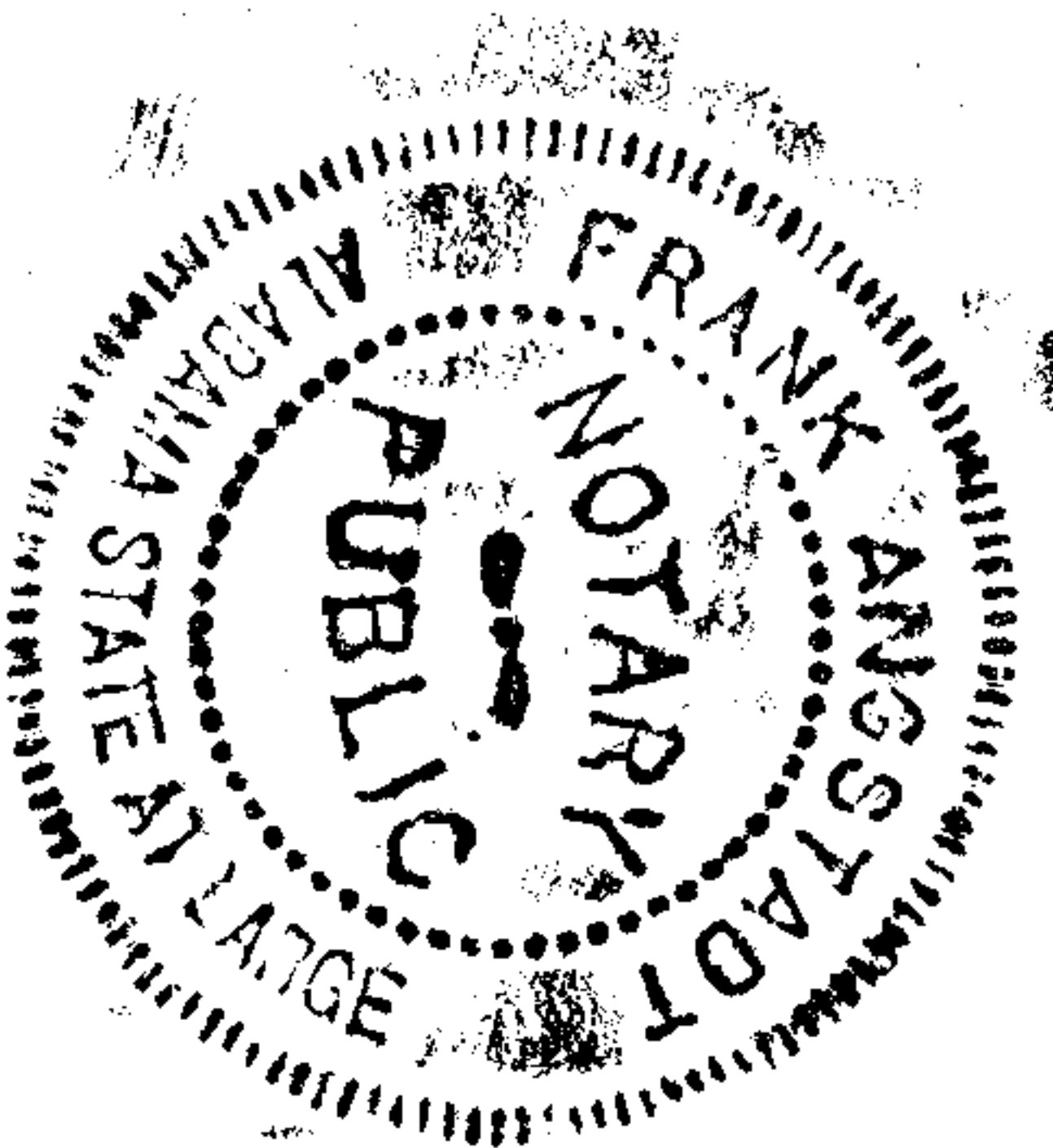
Frank Angstadt
Print Name: Frank Angstadt
Commission Expires: 4/10/2018

STATE OF ALABAMA

COUNTY OF GALERA *Jefferson*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that MATTHEW PETTIS, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand this the 16th day of May, 2014.



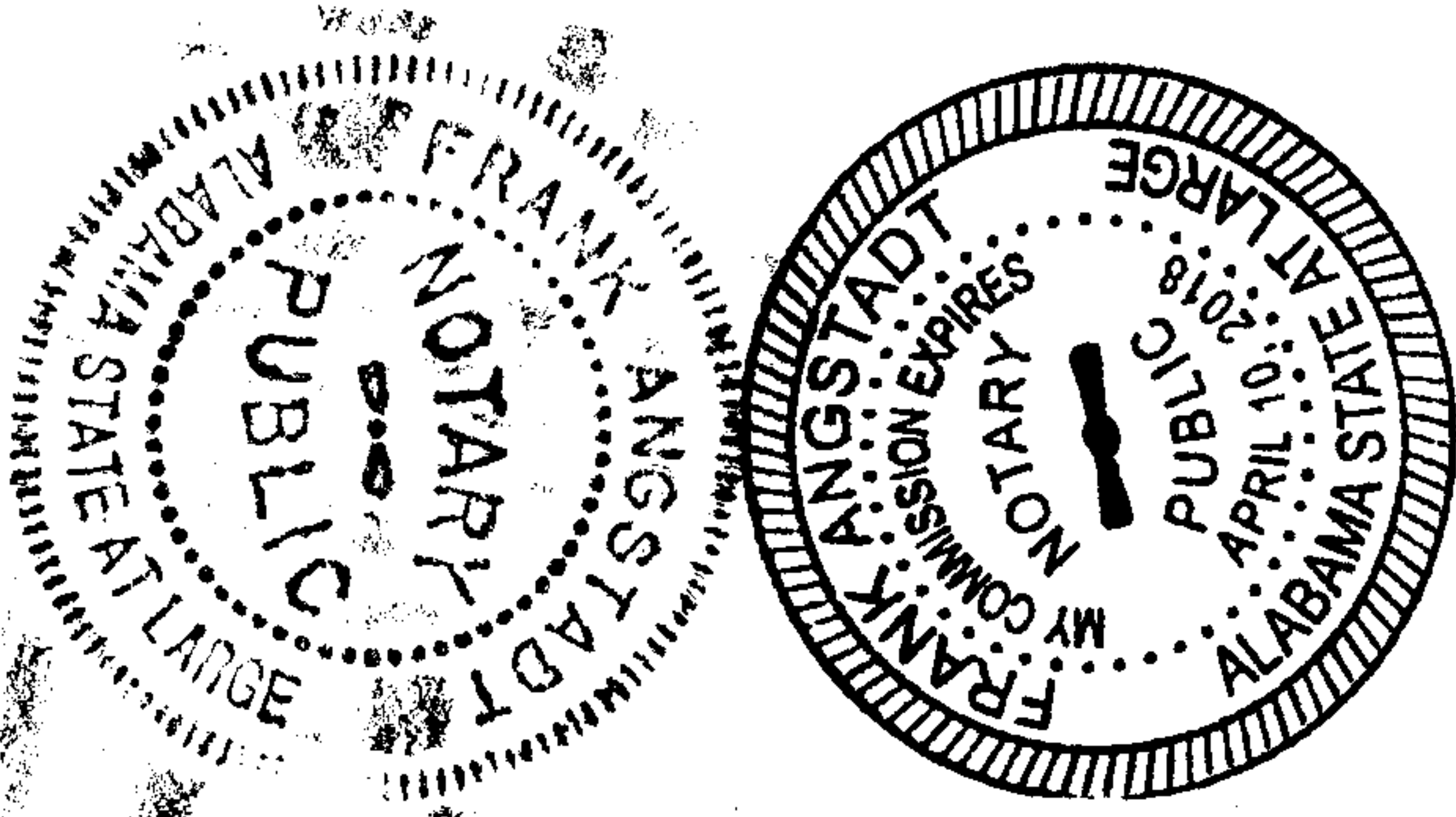
Frank Angstadt
Print Name: Frank Angstadt
Commission Expires: 4/10/2018

STATE OF ALABAMA

COUNTY OF ~~CALERA~~ *Jefferson*

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JESSICA PETTIS, 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, he executed the same voluntarily on the day the same bears date.

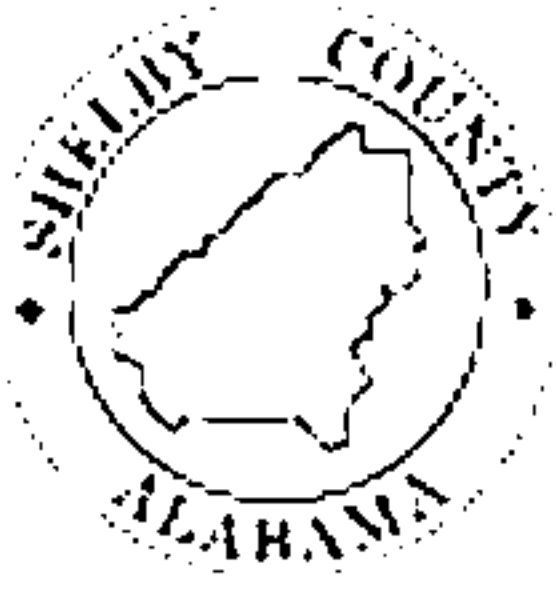
Given under my hand this the 16th day of May, 2014.



Frank Angstadt

Print Name: *Frank Angstadt*

Commission Expires: *4/10/2018*



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/02/2014 10:34:45 AM
\$28.00 KELLY
20140702000199540

Real Estate Sales Validation Form

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

Grantor's Name TONYA A. GRAY, Matthew Pettis
Mailing Address and JESSICA PETTIS
1036 Seminole Place
Calera, AL 35040

Grantee's Name TONYA A. GRAY
Mailing Address 1036 Seminole Place
Calera, AL 35040

Property Address 1036 Seminole Place
Calera, AL 35040

Date of Sale 08/23/2000
Total Purchase Price \$ ~~252,200.00~~ \$190,700.00
or
Actual Value \$ _____
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 Appraisal
 Sales Contract Other DEED ONLY DONE TO PERFECT TITLE
 Closing Statement (NO CONSIDERATION)

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 06-18-14

Print Tonya Gray

Unattested _____
(verified by)

Sign Tonya Gray
(Grantor/Grantee/Owner/Agent) circle one

S