

20140804000241180
08/04/2014 02:44:44 PM
DEEDS 1/2

Send tax notice to:
Jammie Michelle Mellard
1246 Highland Lakes Trail
Birmingham, AL 35242

This instrument prepared by:
Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Vestavia, AL 35216

STATE OF ALABAMA
SHELBY COUNTY

TITLE NOT EXAMINED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned JAMMIE MICHELLE MELLARD, an unmarried woman (hereinafter referred to as the "Grantor") by JAMMIE MICHELLE MELLARD AND JOSEPH F. CASE, (hereinafter referred to as the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantees, as joint tenants with right of survivorship, all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 206, ACCORDING TO THE MAP OF HIGHLAND LAKES, 2ND SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 20, PAGE 150, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the 14TH day of MAY, 2014.

Jammie Michelle Mellard
JAMMIE MICHELLE MELLARD

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMMIE MICHELLE MELLARD, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14TH day of MAY, 2014.



Angela D. Phillips
Notary Public
Print Name: Angela D. Phillips
Commission Expires: 01/12/2016

Real Estate Sales Validation Form

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

Grantor's Name Jammie Michelle Mellard
Mailing Address 1246 Highland Lakes Trail
Birmingham, AL 35242

Grantor's Name Jammie Michelle Mellard
Mailing Address 1246 Highland Lakes Trail
Birmingham, AL 35242

Property Address 1246 Highland Lakes Trail
Birmingham, AL 35242

Date of Sale 05/14/2014
Total Purchase Price \$
or \$
Actual Value \$
or
Assessor's Market Value \$616,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ XXX Other ☐ Quit Claim Deed adding Grantee
☐ 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 - provided 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 of the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real 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 not 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 4/4/14

Print: Jammie Michelle Mellard

Unattested

Signature Jammie M Mellard
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/04/2014 02:44:44 PM
\$633.00 CHERRY
20140804000241180

[Signature]