

Prepared By:

Benjamin E. Harrelson
1123 Country Club Circle
Hoover, Alabama 35244



20140807000246200 1/4 \$107.50
Shelby Cnty Judge of Probate, AL
08/07/2014 02:49:28 PM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On August 07, 2014 THE GRANTOR,

- Benjamin E. Harrelson, a married person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Tradition Home Investors, LLC, Benjamin E. Harrelson, Member/Manager residing at 1123 Country Club Circle, Hoover, Shelby County, Alabama 35244
- the following described real estate, situated in Hoover, in the County of Shelby, State of Alabama:

Legal Description: See Attached Exhibit "A"

- Subject property hereinabove described does not constitute the Homestead of Grantor nor that of his spouse.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 109300991004.076

Mail Tax Statements To:
Tradition Home Investors
c/o Benjamin E. Harrelson
1123 Country Club Circle
Hoover, Alabama 35244

Shelby County, AL 08/07/2014
State of Alabama
Deed Tax: \$84.50


[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: August 7, 2014

Benjamin E. Harrelson

Benjamin E. Harrelson
1123 Country Club Circle
Hoover, Alabama, 35244


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STATE OF ALABAMA, COUNTY OF JEFFERSON, ss:

On this 7 day of August, 2014, before me,
Joseph Hornsby, personally appeared Benjamin E. Harrelson, known to
me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

Joseph Bryant Hornsby
Notary Public
Alabama State At Large
My Commission Expires March 19, 2016

In witness whereof I hereunto set my hand and
official seal.



Notary Public

My commission expires 3-19-16

Signature and Notary for Quitclaim Deed regarding 808 Gables Drive, Hoover, AL35244

[EXHIBIT A FOLLOWS]



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Exhibit A

PROPERTY DESCRIPTION

Unit 808, Building 8, in The Gables, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-laws thereto as recorded in Real Volume 10, Page 177 and amended in Real Volume 27, Page 733, Real Volume 50, Page 327 and Real Volume 50, Page 340 and re-recorded in Real 50, Page 942 and amended in Real 59, Page 19 and further amended by Corporate Volume 30, Page 407 and Real 96, Page 855 and Real 97, Page 937 and By-laws as shown in Real Volume 27, Page 733 and then amended in Real Volume 50, Page 325 together with an undivided interest in the common elements as set forth in the aforesaid mentioned Declaration, said Unit being mor particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, Pages 41-44, and amended in Map Book 9, Page 135 and further amended in Map Book 10, Page 49 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Benjamin E. Harvelson
Mailing Address 1123 Country Club Cir.
Hoover, AL 35244

Grantee's Name Tradition Home Investors, LLC
Mailing Address 1123 Country Club Cir.
Hoover, AL 35244

Property Address 808 Gables Dr.
Hoover, AL 35244

Date of Sale August 7, 2014
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 84,200⁰⁰

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 TAX Assessor's Market Value

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 8/7/14

Print Benjamin E. Harvelson

☒ Unattested

Sign Benjamin E. Harvelson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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