



20140908000280480 1/2 \$154.50  
Shelby Cnty Judge of Probate, AL  
09/08/2014 10:22:24 AM FILED/CERT

**This instrument was prepared by:**

Law Office of Jane Evans  
1904 Cogswell Avenue  
Pell City, Alabama 35125

**Send Tax Notice to Grantee:**

Bruce Hamilton  
114 Cotton Circle  
Vincent, AL 35178

**QUITCLAIM DEED**

**THE STATE OF ALABAMA, SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration a fair and adequate sum of United States currency, in hand paid to the undersigned, REGENNIA T. HAMILTON, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells, and conveys to BRUCE O. HAMILTON, (hereinafter called Grantee), all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

*Lot 23, according to the survey of THE WILLOWS, Phase One, as recorded in Map Book 27, Page 62, in the Probate Office of Shelby County, Alabama.*

Subject to current taxes, easements, restrictions, mineral and mining rights and rights of way of record.

Said deed was prepared without the benefit of title search or survey.

Said property is located at 114 Cotton Circle, Vincent, Alabama 35178.

**REAL ESTATE VALIDATION** (required to be filed in accordance with Code of Alabama 1975, Section 40-22-1)

**Date of Sale:** \_\_\_\_\_

**Total Purchase Price:** \$ \_\_\_\_\_

**OR**

**Actual Value:** \$ \_\_\_\_\_

**OR**

**Assessor's Market**

**Value:** \$274, 100.00

137,050.00

Shelby County, AL 09/08/2014  
State of Alabama  
Deed Tax: \$137.50

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

\_\_\_\_ Closing Statement

Other (Describe) SHELBY COUNTY TAX ASSESSOR

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under my hand and seal, this 21 day of August, 2014.

Witness:

Jane Evans  
Name Jane Evans

Regennia T. Hamilton  
Grantor - REGENNIA T. HAMILTON  
107 Cotton Circle  
Vincent, AL 35178  
Mailing Address

**STATE OF ALABAMA**  
**ST. CLAIR COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that REGENNIA, Grantor, whose name she 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 and official seal this the 21 day of August, 2014.

W. S. H.  
Notary Public  
My Commission Expires: 3/20/16



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