

This instrument was prepared by:
Izas Bahakel, Attorney
2131 - 12th Avenue North
Birmingham, AL 35234-2797

20141001000307100
10/01/2014 10:35:49 AM
DEEDS 1/2

Send Tax Notice To:
Drew Emerson Miller
3649 Cumberland Trace
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt and sufficiency whereof is hereby acknowledged, I, the undersigned Candace Dawn Miller, a married woman (herein referred to as Grantor) do, grant, bargain, sell and convey unto Drew Emerson Miller, a married man, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 13, ACCORDING TO THE MAP AND SURVEY OF MEADOW BROOK,
SECOND SECTOR, SECOND PHASE, AS RECORDED IN MAP BOOK 7, PAGE
130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT HOWEVER, to easements, restrictions and reservations of record.

To have and to hold, to the said Grantee, his heirs and assigns, forever.

In witness whereof, I have hereunto set my hand and seal this 20th day of November, 2013.

By Candace Dawn Miller (Seal)
Candace Dawn Miller

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in for the State of Alabama, At Large, hereby certify's that, Candace Dawn Miller, 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 above conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 20th day of November 2013.

Jerry Bahakel
Notary Public
My Commission Expires: 11-9-2015

Real Estate Sales Validation Form

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

Grantor's Name Candace Dawn Miller
Mailing Address 3649 Cumberland Drive
Birmingham, AL 35242

Grantee's Name Drew Emerson Miller
Mailing Address 3649 Cumberland Drive
Birmingham, AL 35242

Property Address 3649 Cumberland Drive
Birmingham, AL 35242

Date of Sale 9-26-14
Total Purchase Price \$ 270,000.00

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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
- Sales Contract
- Closing Statement
- Appraisal
- Other Assessed 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 9/26/14

Print Haley Taylor

Sign Haley Taylor
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/01/2014 10:35:49 AM
5287.00 CHERRY
20141001000307100

[Signature]