

20141105000349290  
11/05/2014 09:20:13 AM  
QCDEED 1/4

Return to after recordation: Sandra Cambria, 105 Greenfield Circle, Alabaster, AL 35007

STATE OF ALABAMA  
COUNTY OF SHELBY

120004

**QUITCLAIM DEED**

BETHANY KERISS BRITTAIN, <sup>AKA</sup> *Keriss Cambria* and SANDY CAMBRIA formerly known as SANDRA L. BRITTAIN, single, whose mailing address is 105 Greenfield Circle, Alabaster, AL 35007, hereinafter referred to as "Grantor"

and

SANDY CAMBRIA, single, in fee simple, whose mailing address is 105 Greenfield Circle, Alabaster, AL 35007, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Sixty-Four Thousand Nine Hundred and 00/100 (\$64,900.00) Dollars and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 38, according to the Survey of Greenfield, Sector Five, as recorded in Map Book 17, Page 20, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

BEING the same property conveyed to Bethany Keriss Brittain and Sandra L. Brittain, by Deed dated March 13, 2009 and recorded March 23, 2009, in Instrument No. 20090323000105760, in the Office of the Judge of Probate of Shelby County, Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. Order # 40445

PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 18 day of October, 2014.

Bethany Keriss Brittain (seal)  
BETHANY KERISS BRITTAIN

STATE OF ALABAMA  
COUNTY OF Hillsborough

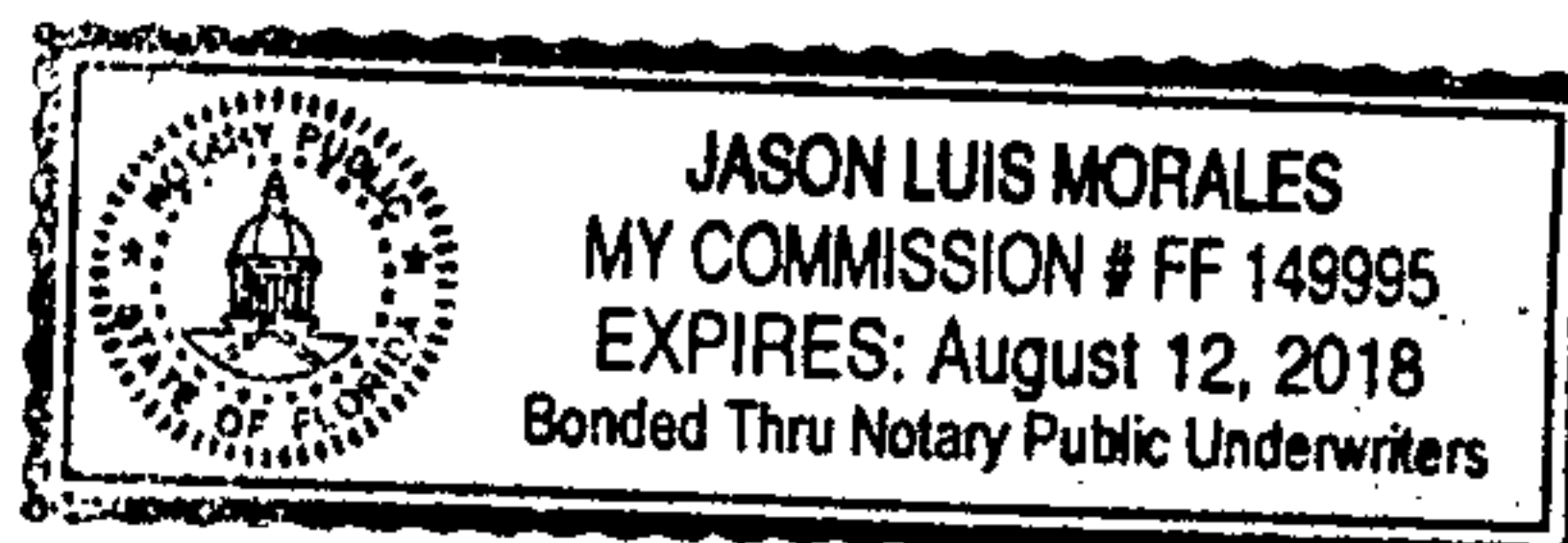
I, the undersigned Notary Public in and for said County and State, hereby certify that BETHANY KERISS BRITTAIN, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18<sup>th</sup> day of October, 2014.

Jason Luis Morales  
Notary Public

Print Name

My Commission expires:



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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Sandy Cambria (seal)  
SANDY CAMBRIA formerly known as  
SANDRA L. BRITTAIN  
Sandra L. Brittain

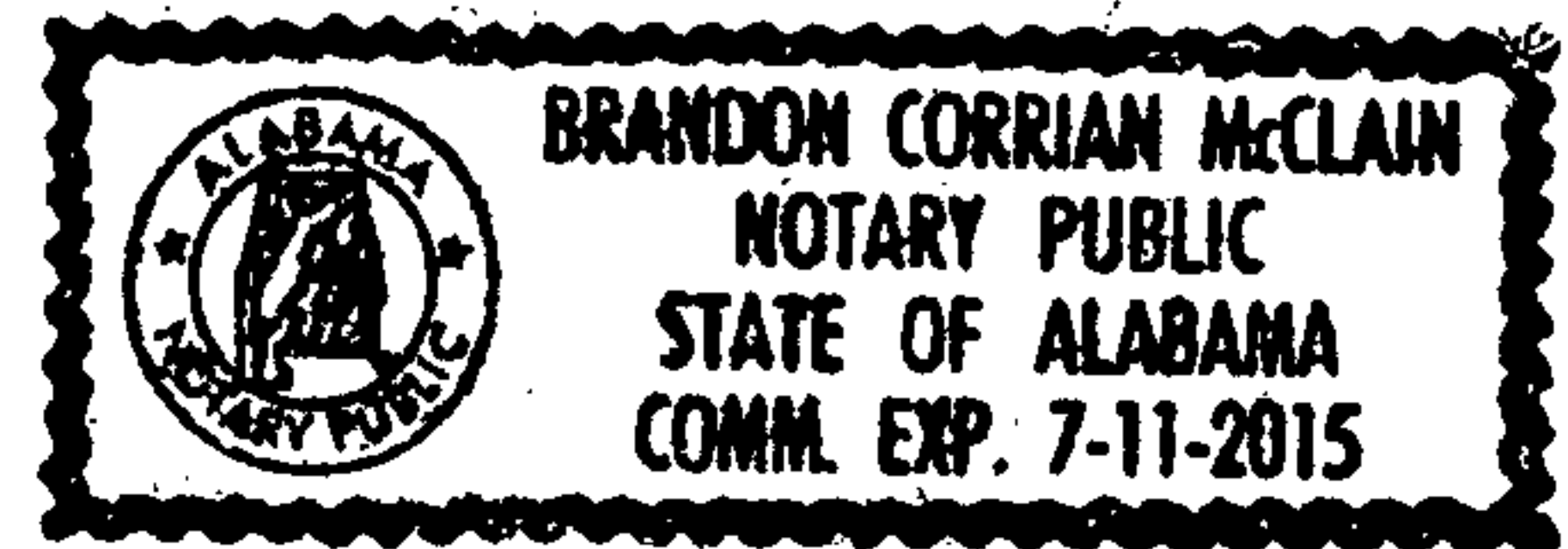
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that SANDY CAMBRIA formerly known as SANDRA L. BRITTAIN, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 15<sup>th</sup> day of Oct, 2014.

Brandon McClain  
Notary Public  
Brandon McClain  
Print Name  
My Commission expires: 7-11-15



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532-1896  
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Grantor's address:

Grantee's address:

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Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.

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# Real Estate Sales Validation Form

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

Grantor's Name Bethany Keriss Brittain  
Mailing Address 105 Greenfield Circle  
Alabaster, AL 35007

Grantee's Name Sandy Cambria  
Mailing Address 105 Greenfield Circle  
Alabaster, AL 35007

Property Address 105 Greenfield Circle  
Alabaster, AL 35007

Date of Sale 10/18/2014  
Total Purchase Price \$ 64,900

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ \_\_\_\_\_

**20141105000349290 11/05/2014**  
**09:20:13 AM QCDEED 4/4**

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 Refinance, remove daughter from title  
☐ 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 - 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 10/27/2014

Print Eric A. H. Oatz, First American Title

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/05/2014 09:20:13 AM  
\$89.00 CHERRY  
20141105000349290

Print Form

Form RT-1