

Send tax notice to:  
PHYLLIS R. NEILL  
2009 KNOLLWOOD PLACE  
BIRMINGHAM, AL 35242

This instrument prepared by:  
Charles D Stewart, Jr.  
4898 Valleydale Rd, A2  
Birmingham, AL 35243

STATE OF ALABAMA  
COUNTY SHELBY

Consideration \$55,000.00

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FIFTY FIVE THOUSAND and no/100 Dollars (\$55,000.00) and other good and valuable consideration, in hand paid to the undersigned HOLLY A. JONES, AN UNMARRIED WOMAN (hereinafter referred to as the "Grantors") by PHYLLIS R. NEILL (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all their/her/his right title and interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

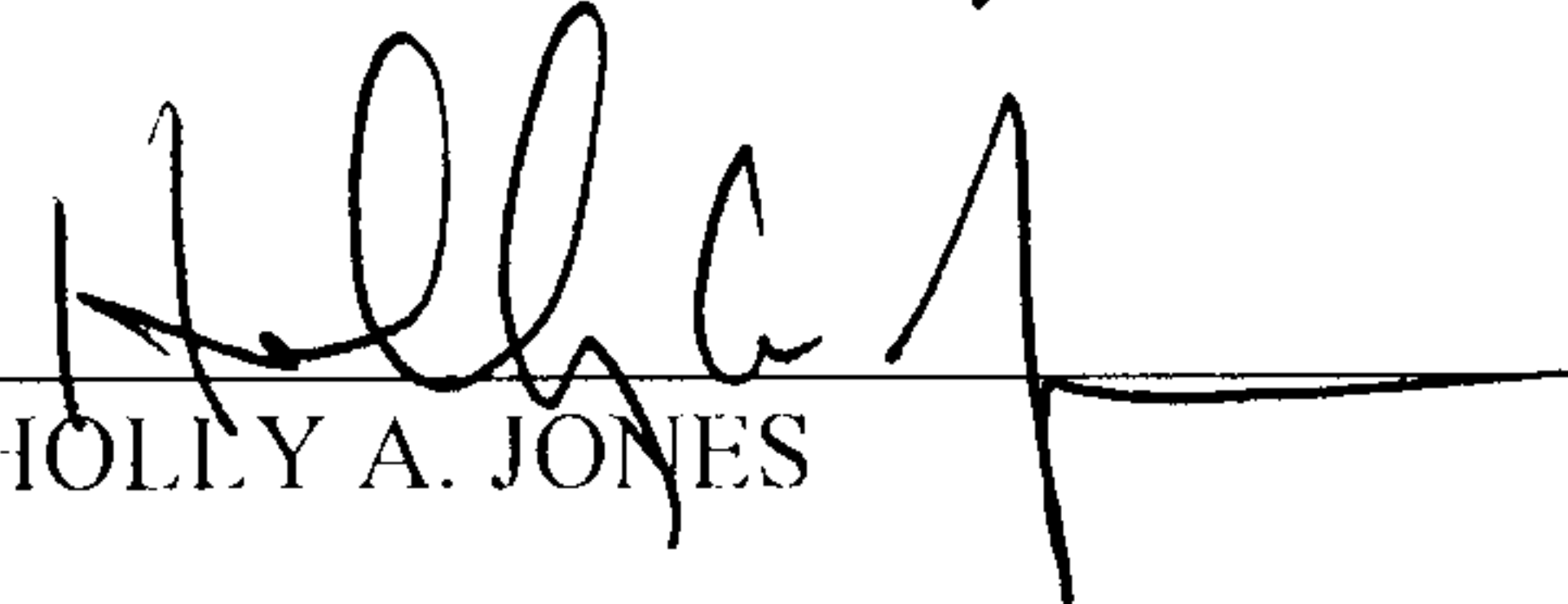
LOT 1426, ACCORDING TO THE MAP OF HIGHLAND LAKES, 14<sup>TH</sup> SECTOR, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 30, PAGE 74 A & B. IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.


SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2014 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND  
CONDITIONS OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors,  
administrators and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this the  
30<sup>TH</sup> day of OCTOBER, 2014

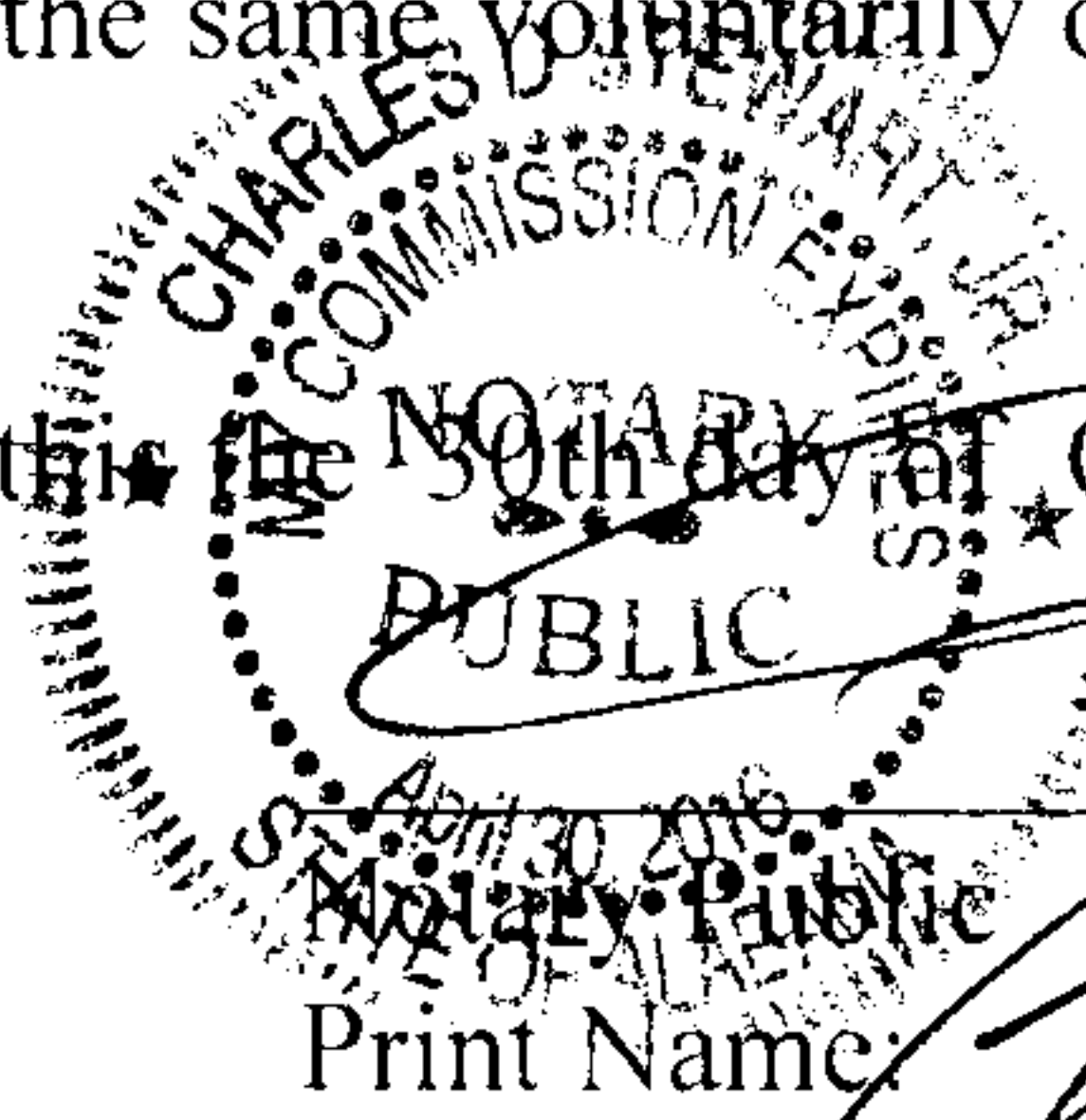
  
HOLLY A. JONES

  
20141110000353190 1/2 \$72.00  
Shelby Cnty Judge of Probate, AL  
11/10/2014 09:30:35 AM FILED/CERT

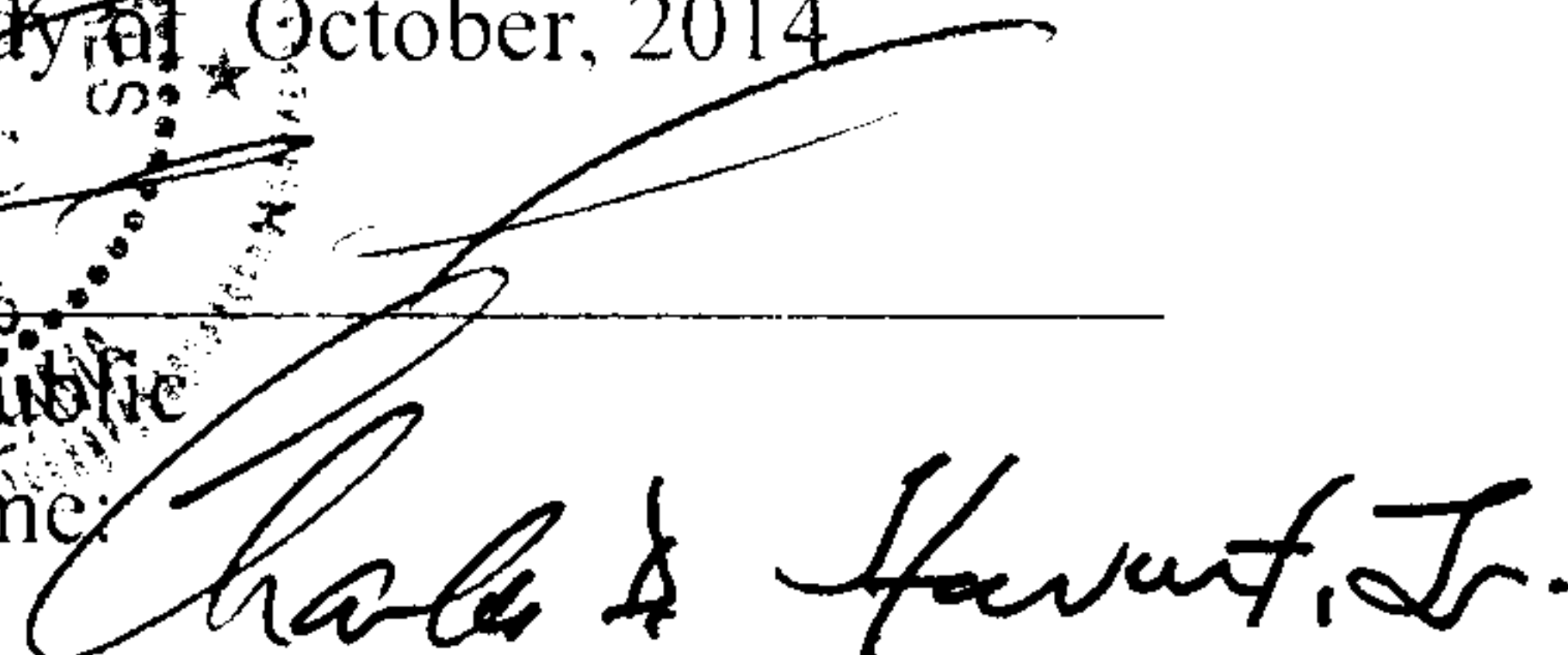
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HOLLY A. JONES, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of October, 2014

  
Print Name

Shelby County, AL 11/10/2014  
State of Alabama  
Deed Tax: \$55.00



C 20-16

Real Estate Sales Validation Form

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

Grantor's Name Holly A. Jones  
Mailing Address 107 Barristers Ct.  
Birmingham, AZ 35243

Grantee's Name Phyllis Neill  
Mailing Address 2009 Knollwood Pl  
Birmingham, AZ 35051

Property Address 2009 Knollwood Pl  
Birmingham AZ 35051

Date of Sale 10/30/14  
Total Purchase Price \$ 55,000  
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 Quit Claim Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Property Address \_\_\_\_\_ 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 10/30/14

Print Melissa W. Glass

Unattested  
(verified by)

Sign Melissa W. Glass  
(Grantor/Grantee/Owner/Agent) circle one

