

This instrument was prepared by:

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name) Alissia M. Sommers

(Address) 73 Milstead Lane

Montevallo AL 35115

*Minimum Value: Not Required

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, to **JAMES HATHCOCK, a married man**, (the **"Grantor"** herein, whether one or more), in hand paid by **ALISSIA M. SOMMERS** (the **"Grantee"** herein, whether one or more), the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all right, title, interest and claim of Grantor in and to the following described real estate located in **SHELBY** County, Alabama, to wit:

A part of Lots 14 and 15 of Block 1, according to the survey of Birmingham Junction, made by J.E.Bozeman, recorded in Deed Book 14, Page 239, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the NE corner of Lot 15, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama, and run South along the East line of said Lot 15 for a distance of 237.03 feet; thence right 85 degrees 38 minutes 55 seconds and run Westerly 149.61 feet; thence right 91 degrees 12 minutes 15 seconds and run Northerly 79.31 feet; thence left 91 degrees 38 minutes 28 seconds and run Westerly 91.29 feet; thence right 91 degrees 37 minutes 57 seconds and run Northerly 163.21 feet; thence right 90 degrees 01 minutes 45 seconds and run Easterly 253.87 feet to the point of beginning.

THIS DEED IS INTENDED TO CORRECT PROBLEMS EXISTING WITHIN THE CHAIN OF TITLE RELATED TO PRIOR CONVEYANCES INVOLVING ERRONEOUS LEGAL DESCRIPTIONS, FOR NOMINAL CONSIDERATION, FOR THE PURPOSE OF PERFECTING THE TITLE TO SUBJECT REAL PROPERTY. PURSUANT TO ALABAMA CODE SECTION 4-22-1, THIS CONVEYANCE IS EXEMPT FROM RECORDING TAX.

SUBJECT TO:

- Taxes for 2014 and subsequent years.
- All rights, reservations and restrictions of record.

THE REAL PROPERTY HEREINABOVE DESCRIBED DOES NOT CONSTITUTE THE HOMESTEAD OF THE PROPERTY OF GRANTOR NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.



20141124000367660 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/24/2014 08:04:08 AM FILED/CERT

TO HAVE AND TO HOLD to the said **Alissia M. Sommers**, and Grantees' heirs and assigns forever.

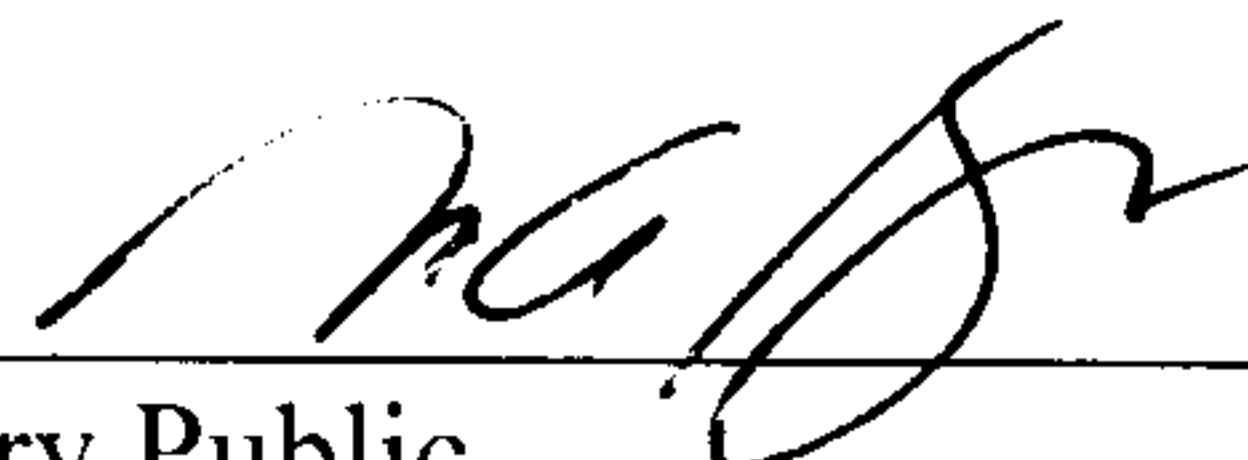
Given under my hand and seal this 20th day of Nov., 2014.


_____(Seal)
JAMES HATHCOCK

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Alissia M. Sommers**, 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 conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand, this 20th day of Nov., 2014.



Notary Public
My commission expires: 07/31/17

Real Estate Sales Validation Form

Form RT-1

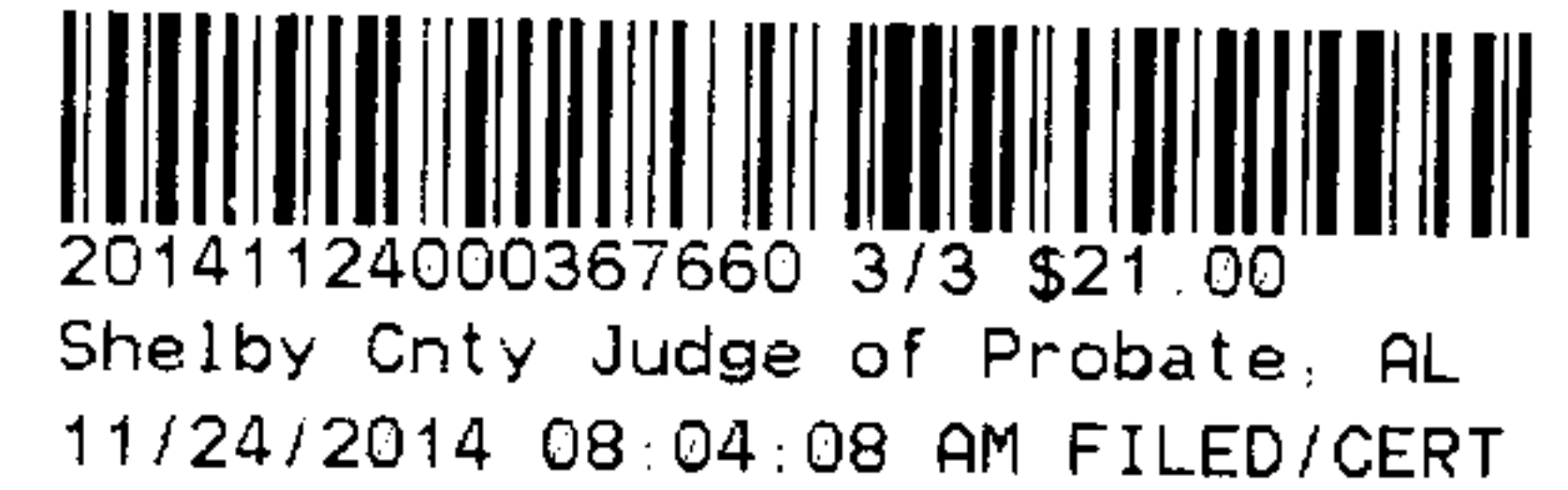
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name James Hathcock
529 Co Rd 375
 Mailing Address Billingsley AL 36006

Grantee's Name Alissia M. Sommers
73 Milstead Lane
 Mailing Address Montevallo AL 35115

Property Address 73 Milstead Lane
Montevallo AL 35115

Total Purchase Price \$ Not Required
 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

 Appraisal
 X Other Nominal consideration deed to perfect title.

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).

Mitchell A. Spears 11/20/14
 Mitchell A. Spears, Attorney at Law