



20141201000375300 1/2 \$141.00
Shelby Cnty Judge of Probate, AL
12/01/2014 10:28:21 AM FILED/CERT

This instrument was prepared by:
Durward & Cromer
2015 Second Avenue North
Suite 100
Birmingham, AL 35203
(205) 324-6654

Send Tax Notice to:
Paula S. McQueen
4216 Heritage Oaks Circle
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **MICHAEL N. MCQUEEN, a married man**, hereby remises, releases, quit claims, grants, sells, and conveys to **PAULA S. MCQUEEN, a married woman**, (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 6 ACCORDING TO THE SURVEY OF HERITAGE OAKS, AS RECORDED
IN MAP BOOK 11, PAGE 23 A AND B, IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA.

Title not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Eighteenth Judicial Circuit of Alabama, Civil Action Number DR 14-900501 HLC.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 7th day of August, 2014.


MICHAEL N. MCQUEEN, GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **MICHAEL N. MCQUEEN** 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, has executed the same voluntarily on the same bears date.

Given under my hand and official seal this 7th day of August, 2014.


NOTARY PUBLIC

Shelby County, AL 12/01/2014
State of Alabama
Deed Tax: \$124.00

Real Estate Sales Validation Form

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

Grantor's Name Michael N. McQueen
Mailing Address 5203 Meadow Garden Ln.
Birmingham, AL 35242

Grantee's Name Paula McQueen
Mailing Address 4216 Heritage Oaks Cir.
Birmingham, AL 35242

Property Address 4216 Heritage Oaks Cir.
Birmingham, AL 35242

Date of Sale August 7, 2014
Total Purchase Price \$ 1

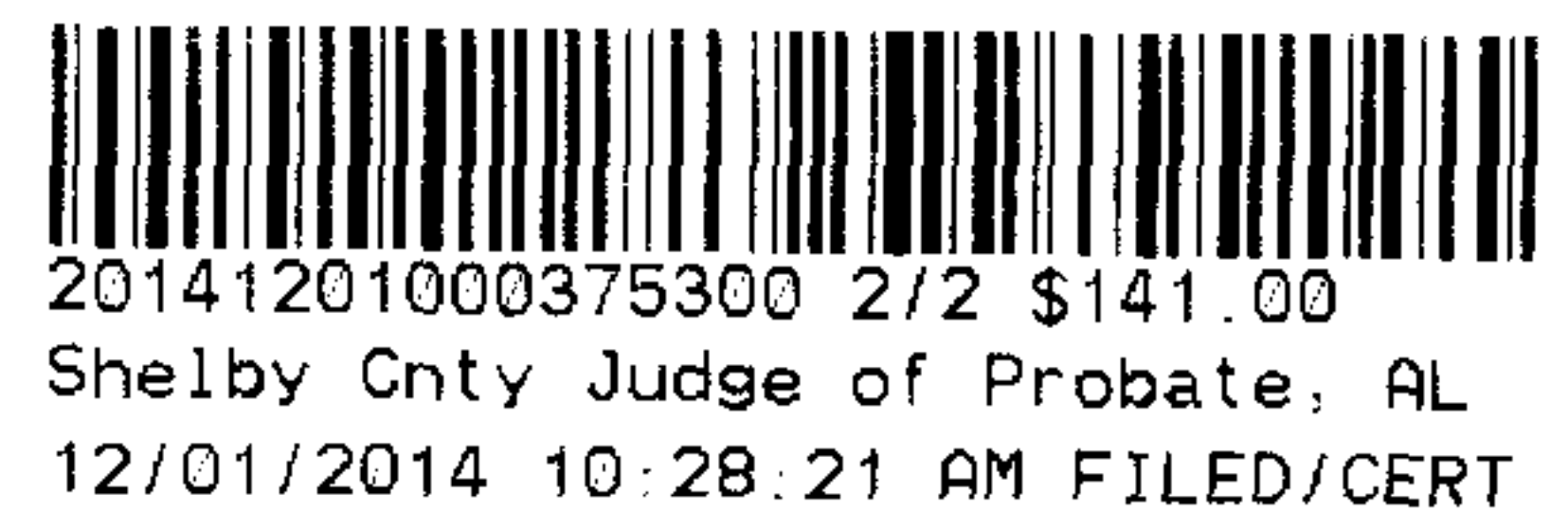
or
Actual Value \$ ~~248,000~~ 124,000

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



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 12-1-14

Print Paula S. McQueen

☐ Unattested

Sign Paula S. McQueen
(Grantor/Grantee/Owner/Agent) circle one

(verified by)