

This instrument was prepared by :

Michael R. Lunsford
22 Inverness Center Parkway, Suite 600
Birmingham, Alabama 35242

Send Tax Notice To:

Erin Elizabeth Tidwell
5308 Riverbend Trail
Hoover, Alabama 35244

QUIT CLAIM DEED



20141205000383010 1/2 \$114.50
Shelby Cnty Judge of Probate, AL
12/05/2014 11:28:22 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) to the undersigned GRANTOR, Ray Franklin Acton, paid by the GRANTEE, Erin Elizabeth Tidwell, the receipt whereof is acknowledged, I, Ray Franklin Acton (GRANTOR) do grant, convey and quitclaim unto Erin Elizabeth Tidwell (GRANTEE) all of my right, title, and interest in and to the real estate described as follows:

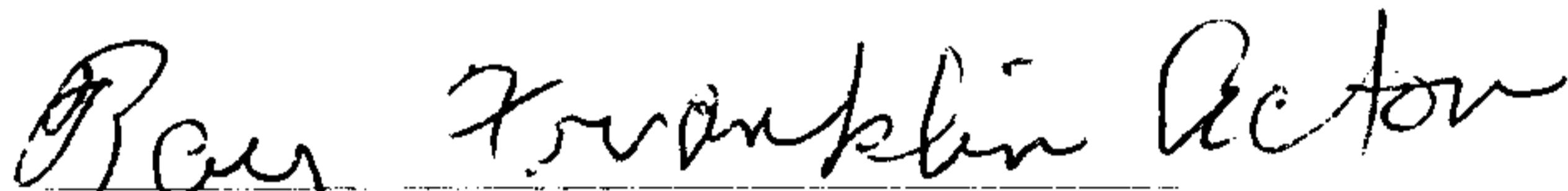
Lot 53, according to the survey of Sandpiper Trail, Sector II, as recorded in Map Book 12, Page 44, 45, 46, 47 in the Probate Office of Shelby County, Alabama.

Commonly known as: 5308 Riverbend Trail, Hoover AL 35244.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 4 day of December, 2014.

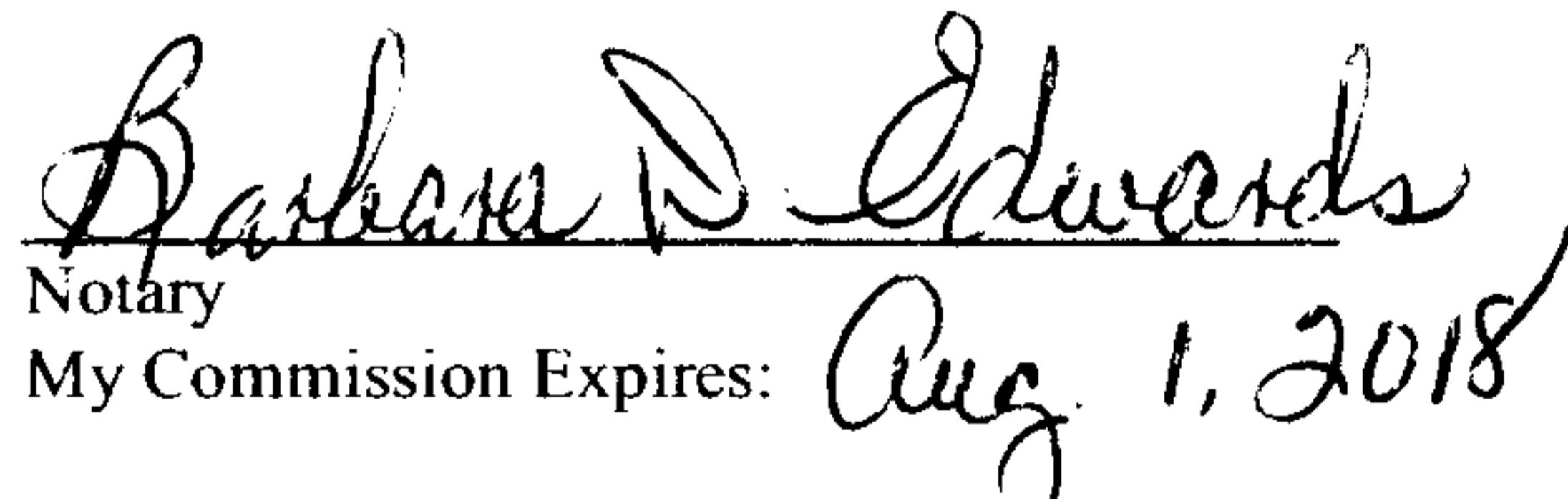
THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION


Ray Franklin Acton
GRANTOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ***, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 4 day of December, 2014.


Barbara D. Edwards
Notary
My Commission Expires: Aug. 1, 2018

Shelby County, AL 12/05/2014
State of Alabama
Deed Tax:\$97.50

Real Estate Sales Validation Form

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

Grantor's Name Ray Franklin Acton
 Mailing Address 280 Shelby Springs Farms
Calera AL 35040

Grantee's Name Erin Elizabeth Tidwell
 Mailing Address 5308 Riverbend Trl
Hoover AL 35244

Property Address 5308 Riverbend Trl
Hoover AL 35244

1/2 value \$97,250.00

Date of Sale 12-4-14
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 194,500.00

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


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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 12-5-14

Print Billie C. Tidwell

Unattested

(verified by)

Sign Billie C. Tidwell

(Grantor/Grantee/Owner/Agent) circle one