

This Instrument Was Prepared By:
Neil C. Clay
Attorney at Law
1725 2nd Avenue, North
Bessemer, Alabama 35020
(205) 426-2020

Send Tax Notice To:
Edria Nelson
571 13th Street SW
Alabaster, AL 35007

State of Alabama
Shelby County

QUIT CLAIM DEED

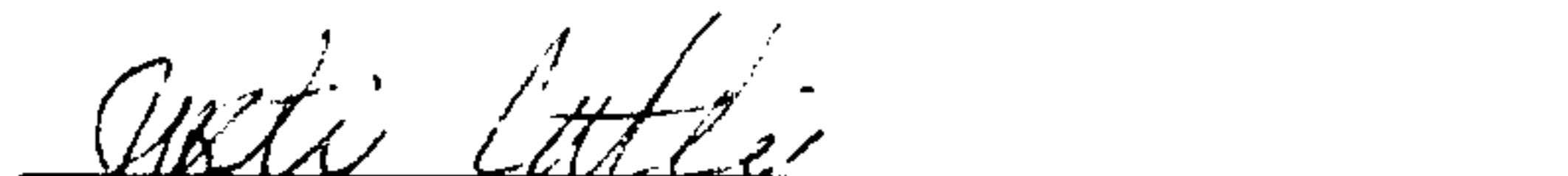
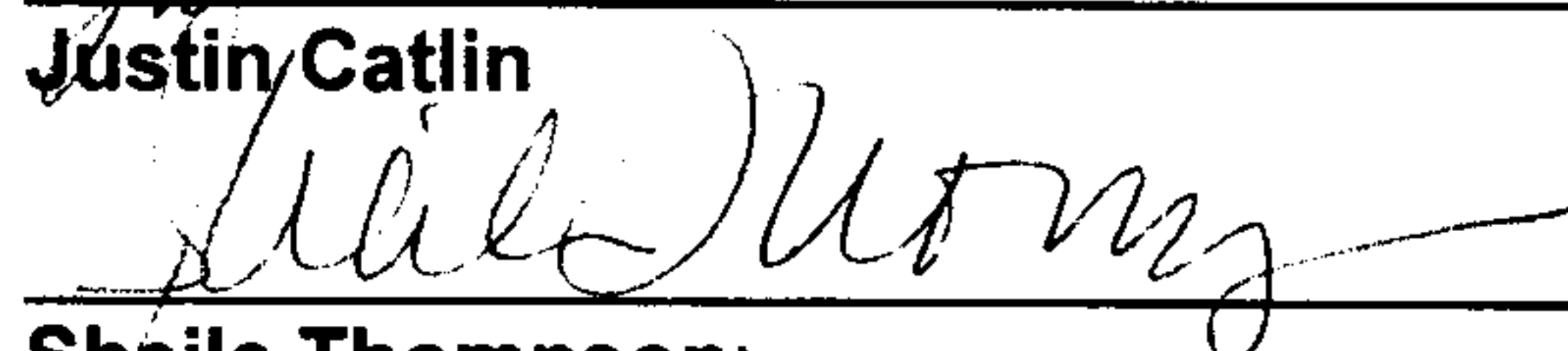
KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars and the terms of the Last Will of Rhonda Leigh Nelson, deceased, in Probate Case Number PR 2013-000356 in the Probate Court of Shelby County, Alabama, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, Justin Catlin, a single man, age 19 years, whose address is 5131 Argonne Drive NE, Birmingham, AL 35215, and I, Sheila Thompson, as Trustee of Justin Catlin as provided in that certain Testamentary Trust created in the Last Will of Rhonda Leigh Nelson, deceased in said described Probate Case, (herein referred to as Grantors) do remise, release, quit claim, grant, bargain, sell and convey unto Sheila Thompson as Trustee for Nelby James, to be held in trust in that certain Testamentary Trust created in the Last Will of Rhonda Leigh Nelson, deceased in said described Probate Case, whose address is 571 13th Street SW, Alabaster, AL 35007 (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7 and the South half of Lot 8, Block 3, according to the survey of Fall Acres Subdivision, Third Sector, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above property does not constitute the homestead of Grantor

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

IN WITNESS WHEREOF, We have hereunto set my our hands and seal, this 26 day of Dec, 2014.


Justin Catlin
Sheila Thompson;
as Personal Representative of the
Estate of Rhonda Leigh Nelson

STATE OF ALABAMA
JEFFERSON COUNTY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that we, **Sheila Thompson**, as Personal Representative of the **Estate of Rhonda Leigh Nelson, deceased**, in the Probate Court of Jefferson County, Alabama case number PR 2013-000356, 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, she executed the same voluntarily

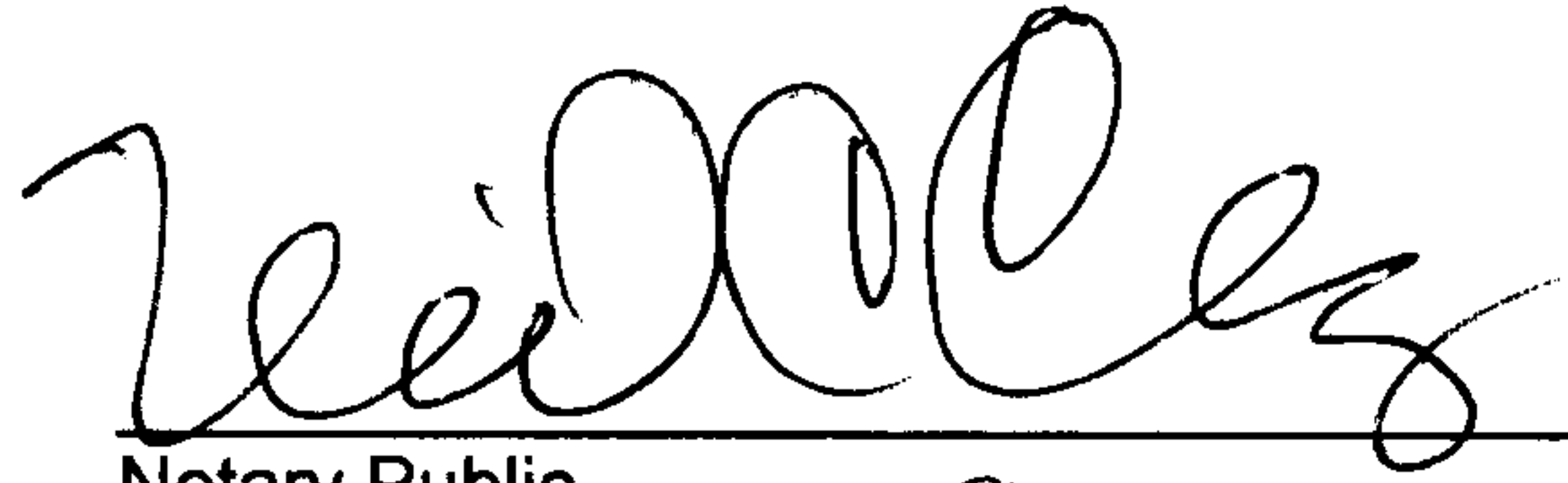


20141229000405710 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
12/29/2014 12:21:42 PM FILED/CERT

Shelby County, AL 12/29/2014
State of Alabama
Deed Tax: \$34.50

and in her representative capacity as personal representative of the estate on the day the same bears date.

Given under my hand and official seal this the 19 day of December, 2014.



Notary Public
Commission expires: 9-8-2015

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Catlin, a single man, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of Dec, 2014.


Notary Public
Commission expires: Feb 16, 2016



20141229000405710 2/3 \$54.50
Shelby Cnty Judge of Probate, AL
12/29/2014 12:21:42 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Phonadeisha Nelson
Mailing Address 571-13th St SW
Alabaster AL
35007

Grantee's Name Neilby James
Mailing Address 571-13th St SW

Property Address 571-13th St SW
Alabaster AL
35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____



20141229000405710 3/3 \$54.50
Shelby Cnty Judge of Probate, AL
12/29/2014 12:21:42 PM FILED/CERT

or
Assessor's Market Value \$ 137,000 1/4 = 34,250.

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
☐ 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 _____

Print Sheila Thompson

☐ Unattested _____
(verified by)

Sign Sheila Thompson
(Grantor/Grantee/Owner/Agent) circle one