

THIS INSTRUMENT WAS PREPARED BY:

Ruben Riggins

145 Cottage Grove Lane Vincent, AL 35175

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax:\$23.00

SEND TAX NOTICE TO:

Angela Slaughter

P.O Box 126 Vincent, Alabama 35178



20150102000001520 1/4 \$46.00
Shelby Cnty Judge of Probate, AL
01/02/2015 01:14:44 PM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA

COUNTY OF Shelby

Paid in Full: June 1, 2010

Effective DATE: December 20, 2014

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$23,000.00, the receipt of which is hereby acknowledged, the undersigned Ruben Riggins, not married, of 145 Cottage Grove Lane, (the "Grantor"), hereby remises, releases, quitclaims, grants, sells, and conveys to Angela Slaughter, not married, of 145 Cottage Grove Lane, (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

BEG INT N SEC LN & W ROW HWY 477 SLY ALG RD ROW 730 NW210 TO POB

NWLY200.67 S W202.36 SE121.06 NE215 TO POB. Being in the N 1/2 of the NW 1/4 of Section 1, Township 19 South, Range 2 East

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

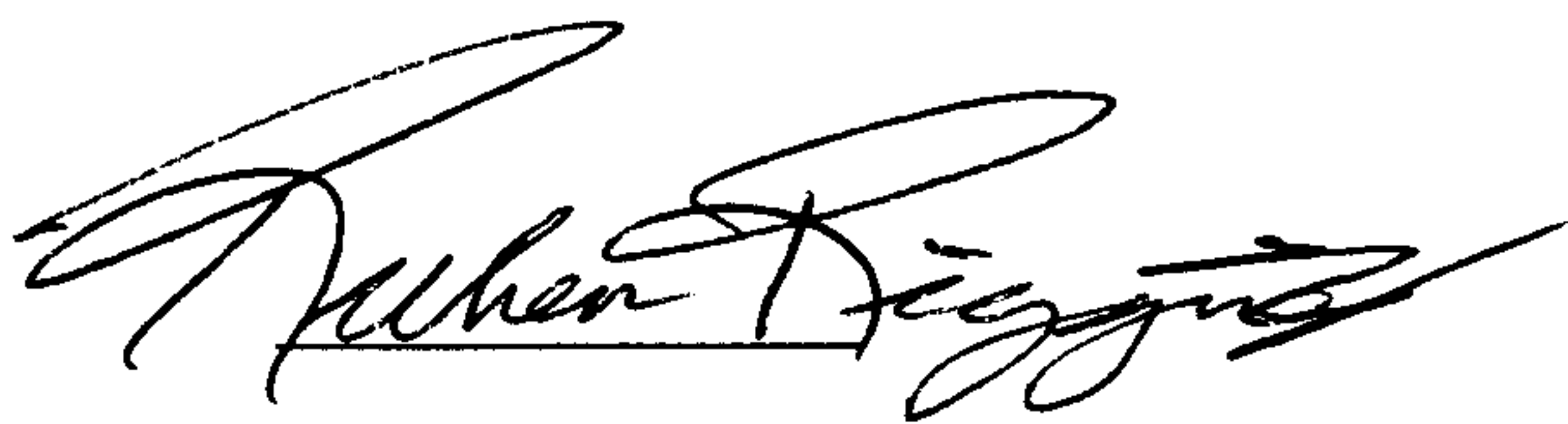
IN WITNESS WHEREOF the Grantor has signed and sealed this quitclaim deed the day and year above written.

Signed, Sealed and Delivered

In the Presence of:

Sign: 

Name: Derek Smith (Talladega, County)



Ruben Riggins


20150102000001520 2/4 \$46.00
Shelby Cnty Judge of Probate, AL
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Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Shelby

I Derek Smith (Talladega), a Notary Public in and for said County and State, hereby certify that Ruben Riggins, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this December 20, 2014



Notary Public for the State of Alabama

My commission expires: 06/20/2017


20150102000001520 3/4 \$46.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Ruben Biggins
Mailing Address 145 Cottage Grove Lane
Vincent AL 35178

Grantee's Name _____
Mailing Address Angela Slaughter
145 Cottage Grove Lane
Vincent AL 35178

Property Address 145 Cottage Grove Lane
Vincent AL 35178

Date of Sale 12/20/14
Total Purchase Price \$ 23,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



20150102000001520 4/4 \$46.00
Shelby Cnty Judge of Probate, AL
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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 1/2/2015

Print Angela Slaughter

Sign Angela Slaughter

Unattested

(verified by)

Grantor/Grantee/Owner/Agent) circle one

Form RT-1