

QUITCLAIM DEED



20150102000001720 1/2 \$327.00
Shelby Cnty Judge of Probate, AL
01/02/2015 01:39:05 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)


KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of One Dollar (\$1.00), the receipt of sufficiency of which are hereby acknowledged, that THOMAS EDWARD JACKSON, 3172 Bradford Place, Birmingham, AL 35242, hereinafter GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to KATHRYN DAVIS JACKSON, 3172 Bradford Place, Birmingham, AL 35242, GRANTEE, all the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 80, according to the Survey of Meadow Brook, 18th Sector, Phase 1, as recorded in Map Book 10, Page 26, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 17 day of December, 2014.

Shelby County, AL 01/02/2015
State of Alabama
Deed Tax: \$310.00


THOMAS EDWARD JACKSON
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority in and for said County and State, do hereby certify that Thomas Edward Jackson, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17th day of December, 2014.


Notary Public

MY COMMISSION EXPIRES SEPTEMBER 3, 2018

This Instrument Prepared by Kathryn Davis Jackson, 3172 Bradford Place, Birmingham, AL 35242, 205-874-6168

Real Estate Sales Validation Form

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

Grantor's Name Thomas E. Jackson
Mailing Address 3172 Bradford PL
Birmingham AL 35242

Grantee's Name Kathryn D. Jackson
Mailing Address 3172 Bradford PL
Birmingham AL 35242

Property Address 3172 Bradford PL
Birmingham AL 35242

Date of Sale 12/17/14

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

619,200 1/2 = 309,600

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 Tax Assessor

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 Kathryn D. Jackson

☐ Unattested

Sign

Kathryn D. Jackson
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

