

Send Tax Notice To:

JUDGE OF PROBATE; SHELBY COUNTY, ALABAMA

**QUIT CLAIM DEED
NO TITLE SEARCH OR SURVEY DONE OR
REQUESTED**

Lot 48, according to the Map and Survey of Meadow Brook, 11th Sector, as recorded in Map Book 9 page 6 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

NOTE: Preparer of this instrument makes no representation as to the condition of the title as no title search has been requested or performed. Legal description provided by Grantor.

NOTE: The property described herein does not constitute the homestead of the grantor or their respective spouses.

TO HAVE AND TO HOLD, to said grantee, his, her or their heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereto set my hand and seal this the 37^L day of January, 2015.

Thomas L. Ricketts

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Keith D. Preston, a Notary Public in and for said County in said State, hereby certify that Thomas Lee Ricketts, whose name is signed to the foregoing conveyance and who is known to me or provided identification, acknowledged before me on this day that, being informed of the contents within the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31 day of January, 2015.

[SEAL]


NOTARY PUBLIC

KEITH DOUGLAS PRESTON
Notary Public
ALABAMA STATE AT LARGE
My Commission Expires March 15, 2018



20150113000013120 1/2 \$116.00
Shelby Cnty Judge of Probate, AL
01/13/2015 12:31:25 PM FILED/CERT

Shelby County, AL 01/13/2015
State of Alabama
Deed Tax:\$99.00

My commission Expires: _____

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 L. Ricketts
Mailing Address c/o 631 18th St. N.
Bessemer, AL 35000

Grantee's Name Vicki Ponder Ricketts
Mailing Address 5842 Doyer Cliff Circle
Birmingham, AL 35242

Property Address 5842 Doyer Cliff Circle
Birmingham, AL 35242

Date of Sale 1/5/15
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 197,800 → 1/2 → \$98,650



20150113000013120 2/2 \$116.00
Shelby Cnty Judge of Probate, AL
01/13/2015 12:31:25 PM FILED/CERT

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 Value

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 1/13/15

Print Keith D. Preston, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1