

STATE OF ALABAMA
COUNTY OF SHELBY

20150312000076480 1/3 \$67.50
Shelby Cnty Judge of Probate, AL
03/12/2015 08:06:09 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **KEVIN T. COLE, a married man, and Anita C. Cole, an unmarried woman** (hereinafter sometimes referred to as GRANTORS), for and in consideration of the sum of \$10.00 in hand paid to the GRANTORS by **Anita C. Cole**, (hereinafter sometimes referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTORS, do hereby, subject to the terms hereinafter contained, REMISE, RELEASE, QUIT CLAIM and CONVEY unto the said GRANTEE all that real property, lying and being in the **COUNTY OF SHELBY, STATE OF ALABAMA**, as more particularly described as follows:

Lots 8, 9, 10, in Block 60, and a 20 foot vacated alley lying immediately East thereof, according to the Survey of J.H. Dunstan's Map and Survey of the Town of Calera, Alabama; being situated in Shelby County, Alabama. Said map is unrecorded and is not available for recordation. Mineral and mining rights excepted.

TO HAVE AND TO HOLD the above described property unto the said GRANTEE, her successors, heirs and assigns, forever.

GRANTORS do hereby represent and covenant that the herein described property does not constitute homestead property of either Grantor or either Grantors' spouses within the meaning of Title 6-10-3, Code of Alabama 1975.

NO TITLE OPINION RENDERED OR REQUESTED WHEN PREPARING THIS QUITCLAIM DEED.

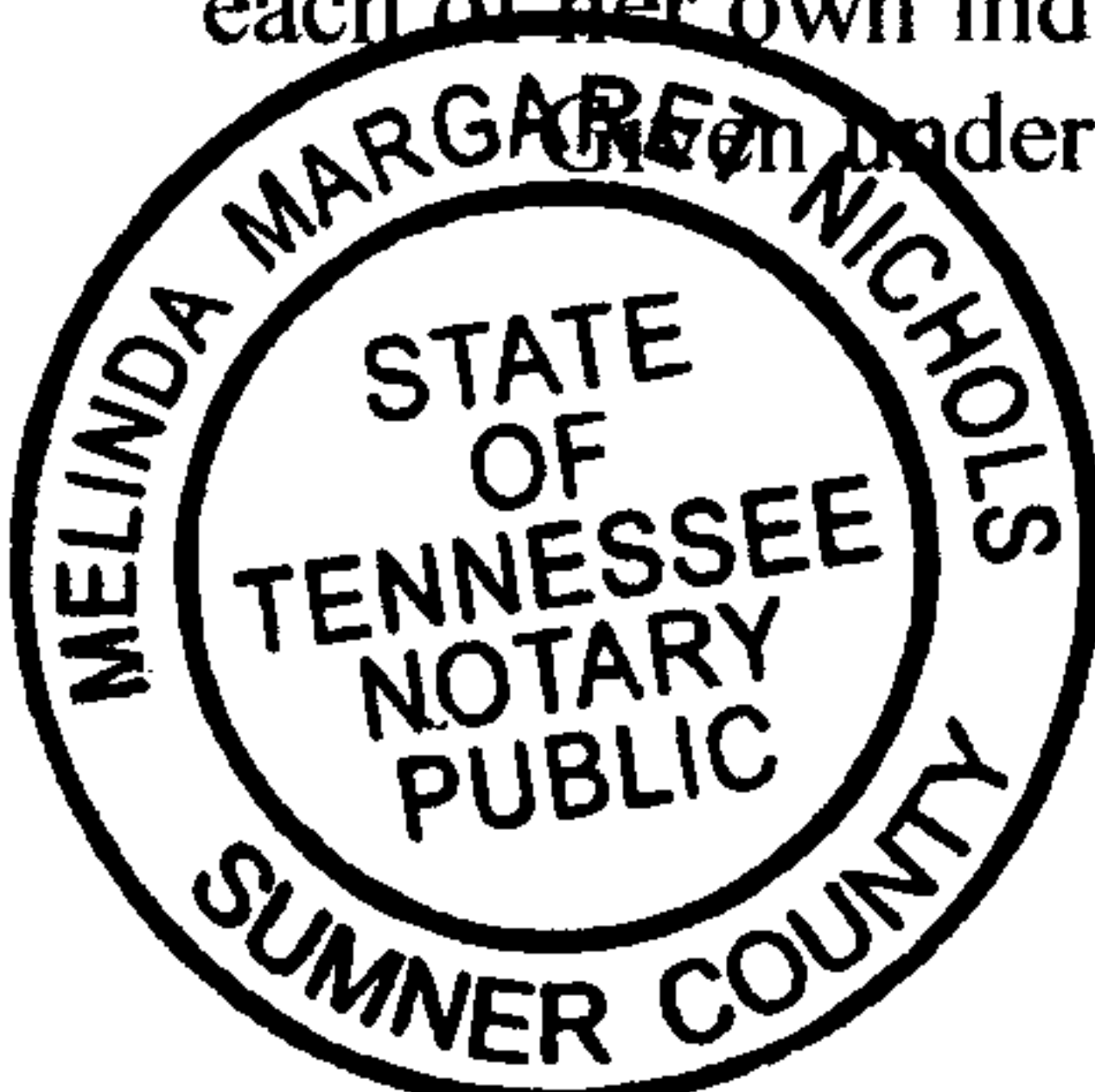
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals to this instrument on this the 2nd day of FEBRUARY, 2015.

Kevin T. Cole (SEAL)
Kevin T. Cole, as Grantor

STATE OF Tennessee)
COUNTY OF Sumner)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that **Kevin T. Cole**, as Grantor, whose name is signed to the above and foregoing instrument individually, and who is known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, he executed the same voluntarily as each of her own individual act, on the day the same bears date.

Given under my hand and official seal of office on this the 2nd day of February, 2015.



Melinda Margaret Nichols
Tennessee, Notary Public, State at Large
My Commission Expires: 05-22-2018

Shelby County, AL 03/12/2015
State of Alabama
Deed Tax: \$47.50

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals to this instrument on this the 27 day of February, 2015.

Anita C. Cole (SEAL)
Anita C. Cole, as Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)


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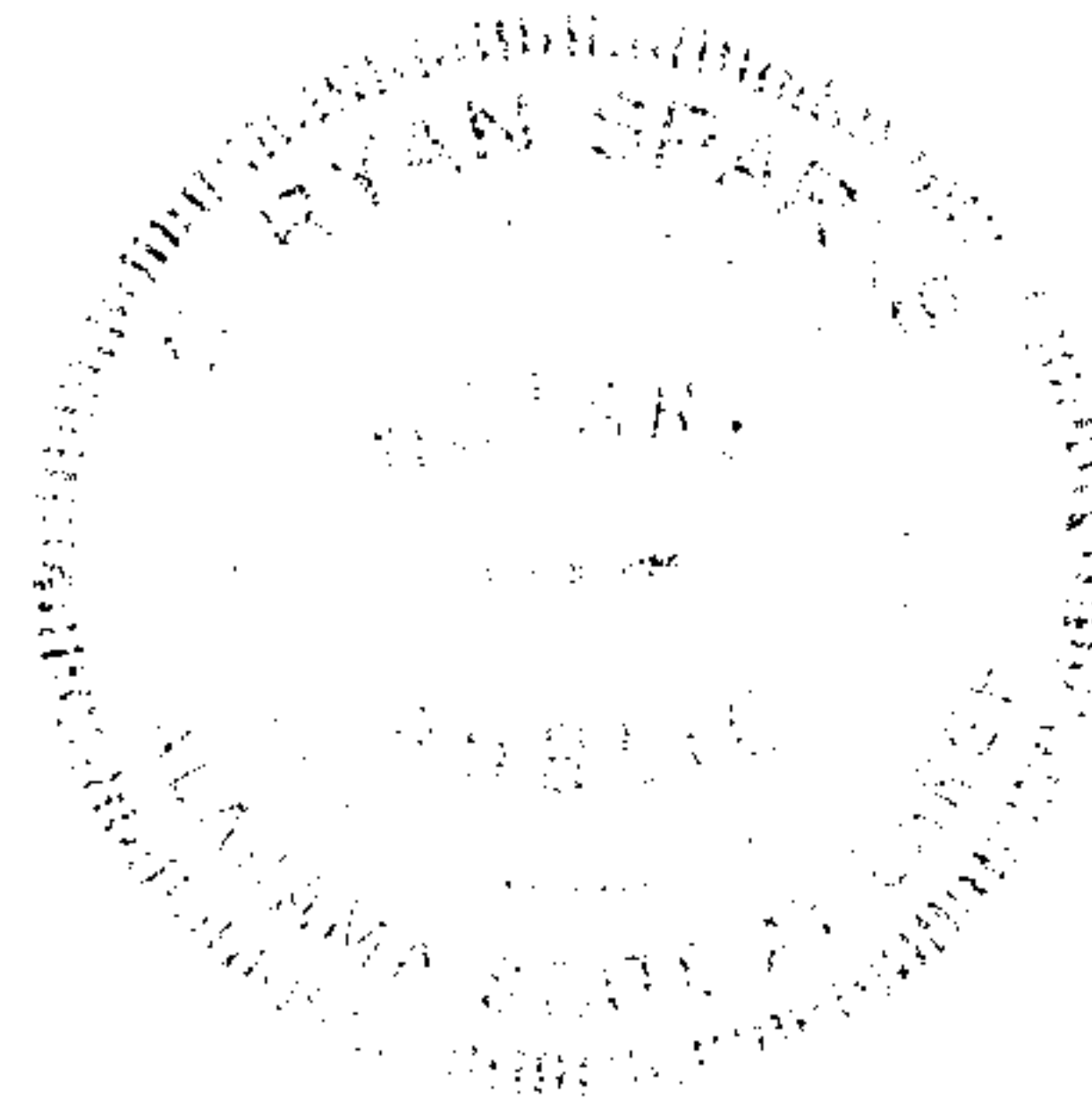
I, the undersigned Notary Public, in and for said State and County, do hereby certify that Anita C. Cole, as Grantor, whose name is signed to the above and foregoing instrument individually, and who is known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, she executed the same voluntarily as each of his own individual act, on the day the same bears date.

Given under my hand and official seal of office on this the 27 day of February, 2015.

C. Ryan Sparks
C. Ryan Sparks, Notary Public, State at Large
My Commission Expires: Dec 14 2015

THIS INSTRUMENT WAS PREPARED BY:

C. Ryan Sparks
SPARKS LAW FIRM, LLC
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
Direct: 205-215-8433



Real Estate Sales Validation Form

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

Grantor's Name Kevin T. Cole
Mailing Address _____
1555 6th Avenue North
Calera, AL 35040

Grantee's Name Anita C. Cole
Mailing Address _____
1555 6th Avenue North
Calera, AL 35040

Property Address 1555 6th Avenue North
Calera, AL 35040

Date of Sale 02-27-15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 94,090 / 47,045

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 Quit Claim CDeed


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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 _____

Print C. Ryan Sparks

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner(Agent)) circle one

Form RT-1