

Send Tax Notice To:
Richard C. Brand
1516 Royalty Drive
Alabaster, Alabama 35007

**STATE OF ALABAMA
COUNTY OF SHELBY**

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **Billy F. Brand, a married man** (hereinafter sometimes referred to as GRANTOR), for and in consideration of the sum of \$10.00 in hand paid to the GRANTOR by **Richard C. Brand**, (hereinafter sometimes referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTOR, does 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:


Lot 70, according to the Survey of Kingwood, First Addition, as recorded in Map Book 6, Page 90, in the Probate Office of Shelby County, Alabama.

Said parcel being subject to any easements or rights-of-way or record over or across said property.

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

GRANTOR does hereby represent and covenant that the herein described property does not constitute homestead property of Grantor nor the homestead of the Grantor's spouse within the meaning of Title 6-10-3, Code of Alabama 1975.

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


20150318000083800 1/3 \$85.00
Shelby Cnty Judge of Probate, AL
03/18/2015 08:04:02 AM FILED/CERT

Shelby County, AL 03/18/2015
State of Alabama
Deed Tax: \$65.00

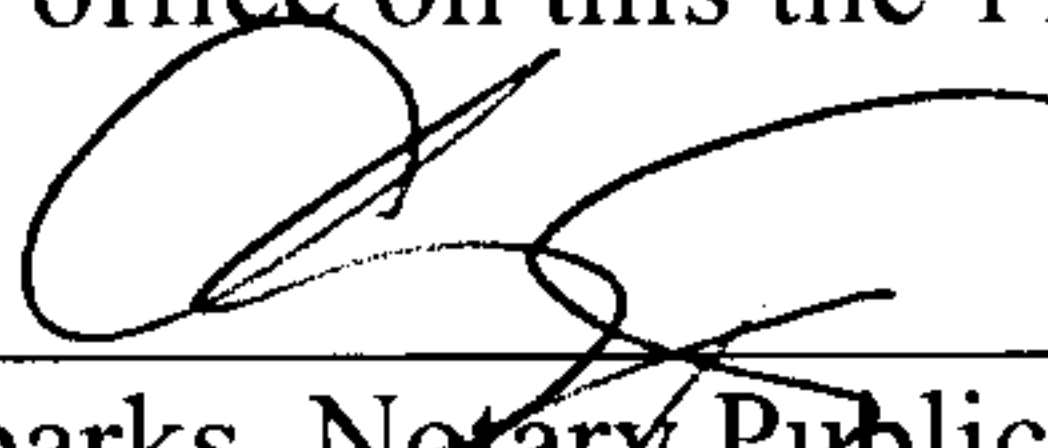
IN WITNESS WHEREOF, the Grantor has hereunto set her hands and seals to this instrument on this the 11th day of March, 2015.


_____(SEAL)
BILLY F. BRAND, as Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that **BILLY F. BRAND**, 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 his own individual act, on the day the same bears date.

Given under my hand and official seal of office on this the 11th day of March, 2015.




C. Ryan Sparks, Notary Public, State at Large
My Commission Expires: December 15, 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




20150318000083800 2/3 \$85.00
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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 Billy F. Brand
Mailing Address 647 Barrett Road
Alexander City, AL 35010

Grantee's Name Richard C. Brand
Mailing Address 1516 Royalty Drive
Alabaster, Alabama 35007

Property Address 1516 Royalty Drive
Alabaster, Alabama 35007

Date of Sale 3/11/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 130,000.00 / is 65,000.00

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 Assessed 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

Print C. Ryan Sparks

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1