

**STATE OF ALABAMA
COUNTY OF SHELBY**

Send Tax Notice to:
Eric Pilkinton & Christina Pilkinton
105 King James Circle
Alabaster, AL 35007

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **CHRISTINA PILKINTON (who is one and the same person formerly known as Christina Murphy), and ERIC PILKINTON, husband and wife**, (hereinafter sometimes referred to as GRANTORS), for and in consideration of the sum of \$10.00 in hand paid to the GRANTORS by **CHRISTINA PILKINTON and ERIC PILKINTON**, (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:

Lot 8, according to the Survey of Spring Gate Estates, Phase 3, as recorded in Map Book 21, Page 85, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, 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.

Shelby County, AL 03/23/2015
State of Alabama
Deed Tax: \$85.00


20150323000091660 1/3 \$106.00
Shelby Cnty Judge of Probate, AL
03/23/2015 04:03:11 PM FILED/CERT

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals to this instrument on this the 20 day of March, 2015.

Christina Pilkinton (SEAL)
Christina Pilkinton (who is one and the same person formerly known
as Christina Murphy), as Grantor

Eric Pilkinton (SEAL)
Eric Pilkinton), as Grantor

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that **Christina Pilkinton (who is one and the same person formerly known as Christina Murphy) and Eric Pilkinton**, as Grantors, whose names are each signed to the above and foregoing instrument individually, and who are each known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, they each executed the same voluntarily as each of their own individual acts, on the day the same bears date.

Given under my hand and official seal of office on this the 20 day of March, 2015.

Duke S. Hester
_____, Notary Public, State at Large
My Commission Expires: 8/15/17

THIS INSTRUMENT WAS PREPARED BY:

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

20150323000091660 2/3 \$106.00
Shelby Cnty Judge of Probate, AL
03/23/2015 04:03:11 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Christina Pilkinton
Mailing Address 105 King James Circle
Alabaster, AL 35007

Grantee's Name Eric Pilkinton
Mailing Address 105 King James Circle
Alabaster AL 35007

Property Address 105 King James Circle
Alabaster AL 35007

Date of Sale 3/20/15
Total Purchase Price \$
or
Actual Value \$



20150323000091660 3/3 \$106.00
Shelby Cnty Judge of Probate, AL
03/23/2015 04:03:11 PM FILED/CERT

or
Assessor's Market Value \$ 169,600 1/2 = 84,800-

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 _____ Print _____
☒ Unattested Karen Melsen Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one