

This instrument was prepared by:

J. Richard Duke, Esq.
Duke Law Firm, P.C.
1572 Montgomery Highway, Suite 205
Birmingham, Alabama 35216

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar (\$1.00), love, affection and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, HAVCO, INC., an Alabama corporation (Grantor), hereby remises, releases, quitclaims, grants, sells and conveys to RALPH W. HILL and wife, JANICE C. HILL (Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all its right, title, interest and claim in or to the following-described real estate situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of The Glen at Greystone, Sector Three, as recorded in Map Book 16, page 79, 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 and covenants, set-back lines and rights of way, if any, of record.

This deed is prepared without review of title and is based on information provided by Grantor.

Subject property is not the homestead of the Grantees.

Shelby County, AL 03/27/2015
State of Alabama
Deed Tax: \$55.00


20150327000097440 1/3 \$75.00
Shelby Cnty Judge of Probate, AL
03/27/2015 01:39:43 PM FILED/CERT

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

Given under my hand and seal this the 19th day of March, 2015.

ATTEST:

HAVCO, INC.

By Janice C. Hill
Secretary

Its Ralph W. Hill
President

STATE OF ALABAMA)

)

JEFFERSON COUNTY)

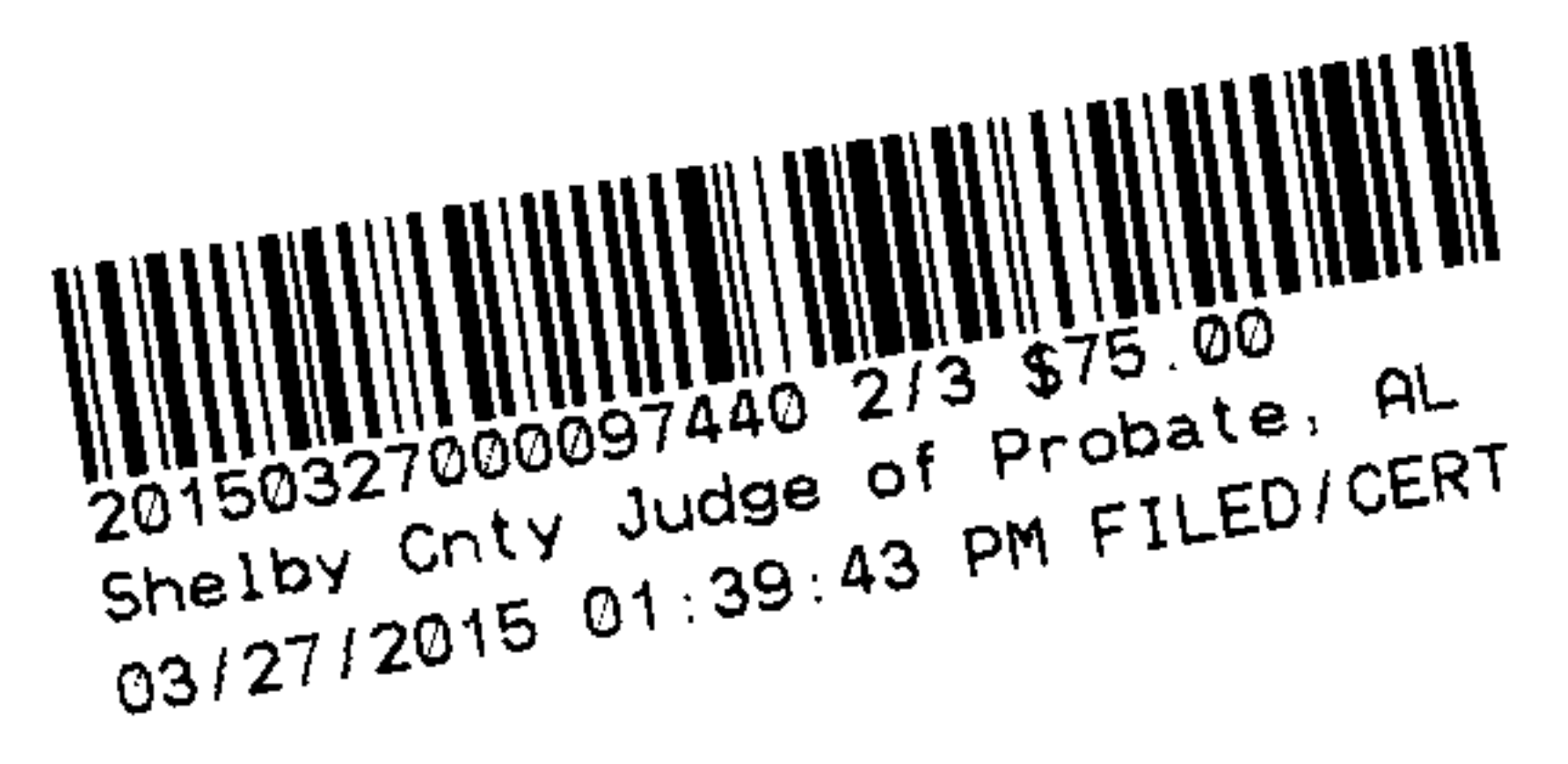
)

I, DEBORAH P. HOLMES, a Notary Public in and for said County, in said State, hereby certify that RALPH W. HILL, whose name as President of HAVCO, INC., an Alabama corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 19th day of March, 2015.

Deborah P. Holmes
Notary Public

My Commission expires: 1/4/2018



Real Estate Sales Validation Form

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

Grantor's Name HAVCO, INC.
Mailing Address 8030 CASTLEHILL RD
BIRMINGHAM, AL
35242

Grantee's Name Ralph W. & Janice C. Hill
Mailing Address 8030 CASTLEHILL RD
BIRMINGHAM, AL
35242

Property Address LOT 36
THORN BERRY Circle
BIRMINGHAM, AL
35242

Date of Sale 3-19-15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 55,000.



20150327000097440 3/3 \$75.00
Shelby Cnty Judge of Probate, AL
03/27/2015 01:39:43 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 office

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 3/27/15

Print Ralph W. Hill

☒ Unattested

Sign Ralph W. Hill

(verified by)

(Grantor/Grantee/Owner/Agent) circle one