

This instrument was prepared by:  
Ashley N. Nipper  
218 Kenniston Dale  
Pelham, AL 35124

Send Tax Notice To: Robert B. Nipper  
218 Kenniston Dale  
Pelham, AL 35124

QUIT CLAIM DEED

20150331000101010 1/2 \$42.50  
Shelby Cnty Judge of Probate, AL  
03/31/2015 10:31:57 AM FILED/CERT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

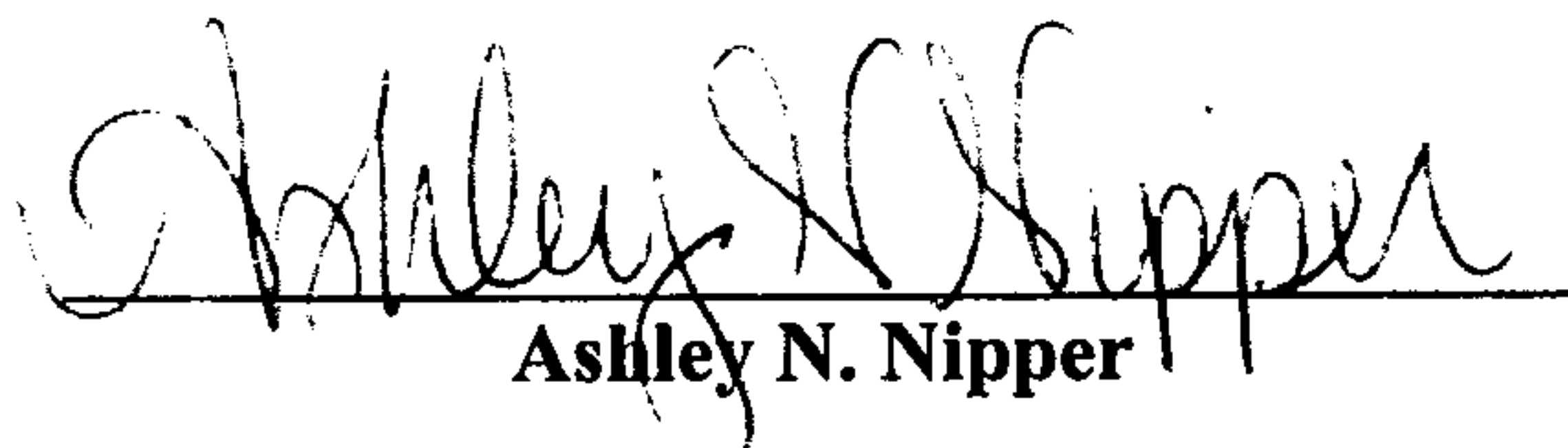
That in consideration of **Ten dollars and zero cents (\$10.00)** and other good and valuable consideration to the undersigned grantor, **Ashley N. Nipper, a married woman** (herein referred to as grantor), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **Robert B. Nipper** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 1524, according to the Survey of Final Plat Kenniston at Ballantrae, as recorded in Map Book 38, Page 25, in the Probate Office of Shelby County, Alabama.**

Pursuant to final judgment of divorce in the Circuit Court  
of Shelby County, AL Case No: 58-DR-2013-900577.00

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, to the said GRANTEE, his, her or their heirs, executors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13<sup>th</sup> day of January, 2014.

  
Ashley N. Nipper

Shelby County, AL 03/31/2015  
State of Alabama  
Deed Tax: \$25.50

STATE OF ALABAMA

General Acknowledgment

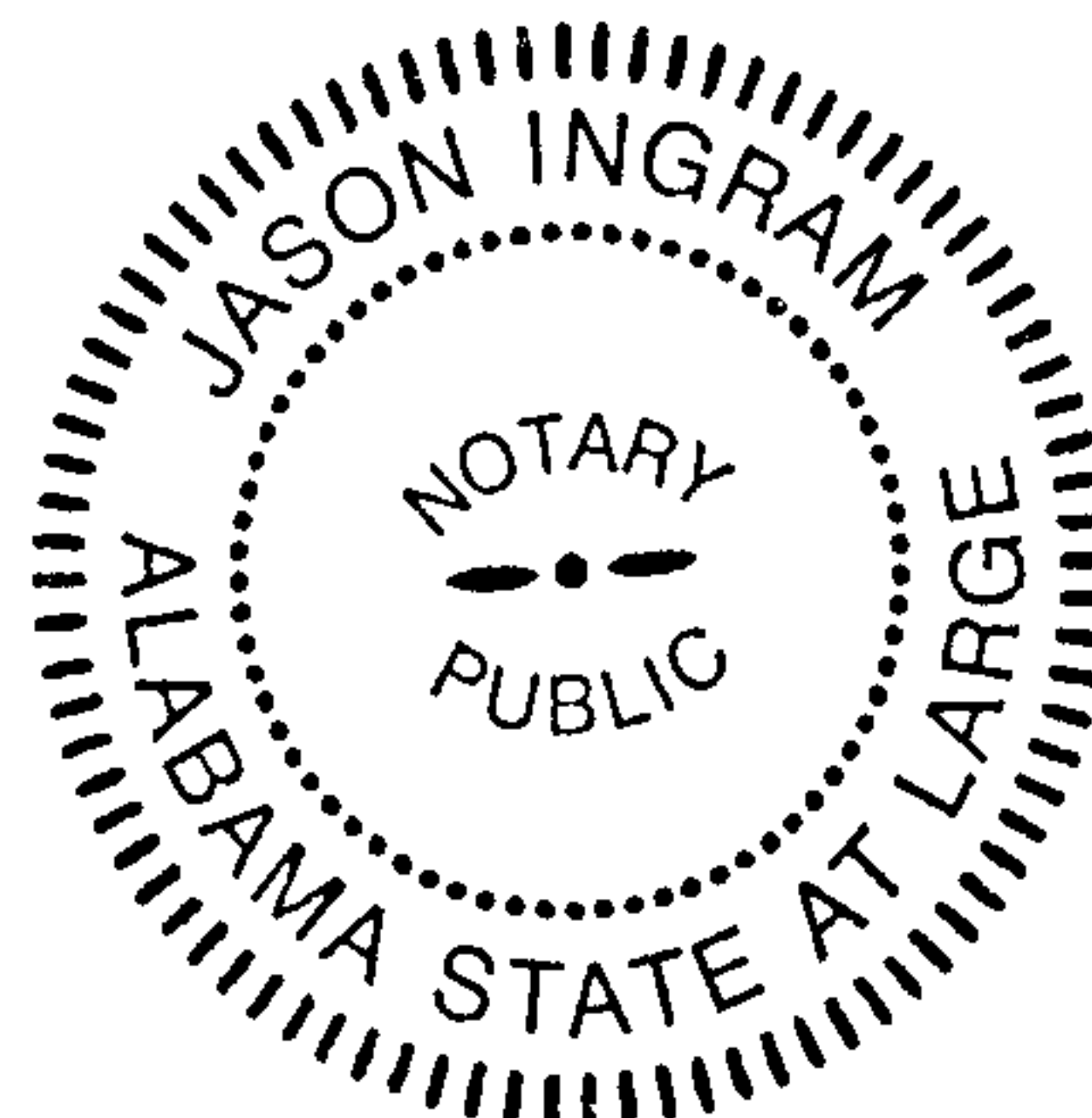
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that, **Ashley N. Nipper, a married woman**, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of January, 2014.

W. Jason Ingram  
My Commission Expires  
My Commission Expires: July 12, 2015

  
Notary Public



## Real Estate Sales Validation Form

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

Grantor's Name Ashley N Nipper

Grantee's Name Robert B. Nipper

Mailing Address 218 Kenniston Dale  
Pelham AL 35124

Mailing Address 218 Kenniston Dale  
Pelham, AL 35124-6253

Property Address 218 Kenniston Dale  
Pelham, AL 35124-6253

Date of Sale March 03, 2015  
Total Purchase Price \_\_\_\_\_

or  
Actual Value \_\_\_\_\_

or  
Assessor's Market Value \$25,260.00

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 per Divorce Decree

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 of 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 March 09, 2015

Print Jessica C Pugh

\_\_\_\_\_ **Unattested**

Sign Jessica C Pugh  
(Grantor/Grantee/Owner/Agent) circle one

\_\_\_\_\_  
(verified by)



20150331000101010 2/2 \$42.50  
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**Form RT-1**