

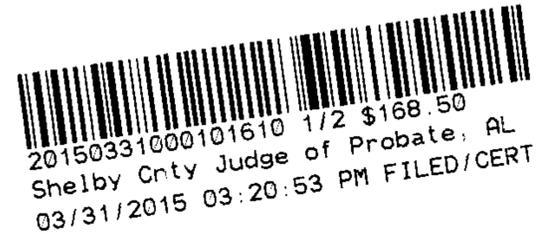
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
3965 HELENA ROAD
P.O. BOX 548
HELENA, AL 35080
(205) 624-3367

Shelby County, AL 03/31/2015
State of Alabama
Deed Tax: \$151.50

SEND TAX NOTICE TO:
KAREN HINCH
105 TOCOA CIRCLE
HELENA, AL 35080

QUITCLAIM DEED



STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable considerations in hand paid to **Annette Sundberg** (hereinafter called the "Grantor"), the receipt whereof is hereby acknowledged, the Grantor, **Annette Sundberg** hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Karen Hinch**, (hereinafter called the "Grantee"), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, to wit:

Lot 2, Block 4, according to the Map of Dearing Downs, Second Addition, as recorded in Map Book 9, page 33, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto said GRANTEE, her heirs and assigns forever.

Given under my hand and seal this the 27 day of MARCH, 2015.

Annette Sundberg (L.S.)
ANNETTE SUNDBERG
GRANTOR

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, Annette Sundberg, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of MARCH, 2015.

Gail L. Mitchell
NOTARY PUBLIC
My Commission Expires: 12/30/18

Real Estate Sales Validation Form

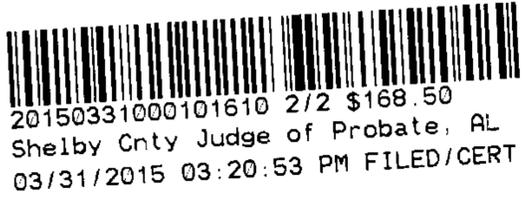
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Annette Sundberg
Mailing Address 1229 Southwind Drive
Helena, AL 35080

Grantee's Name Karen Hinch
Mailing Address 105 Tocoa Circle
Helena, AL 35080

Property Address 1229 Southwind Dr.
Helena, AL 35080

Date of Sale 3/27/15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 151,150



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

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 Karen Hinch
Sign Karen Hinch
X Unattested (verified by) (Grantor/Grantee/Owner/Agent) circle one