

PREPARED BY:

KEITH E. BRASHIER, ESQ.
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(205) 241-9988

SEND TAX NOTICE TO:

Mr. Phillip Elliott Brannon
117 Greenfield Circle
Alabaster, Alabama 35007

QUIT CLAIM DEED

Shelby County, AL 04/06/2015
State of Alabama
Deed Tax: \$142.50

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENT, that for and in consideration of Ten Thousand and no/100 Dollars (\$10,000.00), in hand paid herein by the GRANTEE, the receipt of which is hereby acknowledged, the GRANTOR, **John Michael Koch**, a single man, (herein referred to as "GRANTOR") hereby releases, quit claims, grants, sells and conveys any and all interest said GRANTOR may have in said property to, **Phillip Elliott Brannon**, a single man, (herein referred to as GRANTEE") the following described real estate, situated in Shelby County, the address of which is 117 Greenfield Circle, Alabaster, Alabama 35244, to-wit:

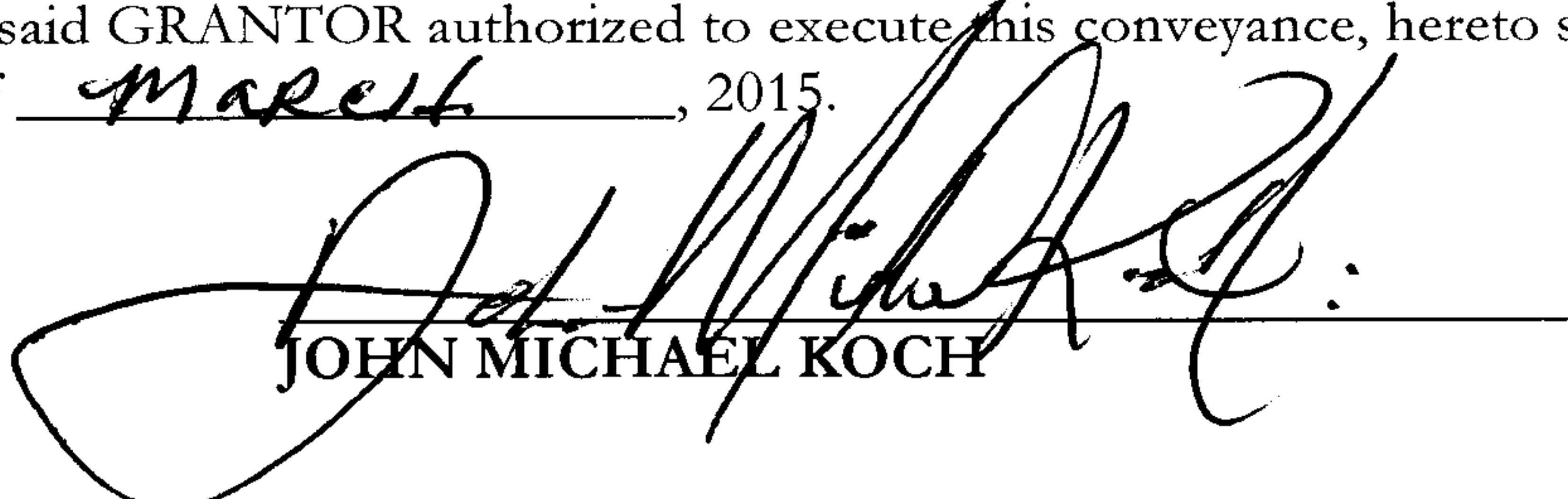
Lot 35, according to the Survey of Greenfield, Sector Five, as recorded in Map Book 17, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to: 1.) Taxes for the year 2015 and subsequent years. 2.) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. 3.) Mineral and mining rights, if any.

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

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, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR authorized to execute this conveyance, hereto set its signature and seal, this the 27 day of March, 2015.


JOHN MICHAEL KOCH

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Michael Koch**, 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, he has executed the same voluntarily on the day the same bears date.

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


20150406000108400 1/2 \$159.50
Shelby Cnty Judge of Probate, AL
04/06/2015 12:28:44 PM FILED/CERT


Notary Public
My Commission Expires: 1-23-18



Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

John Michael Koch
117 Greenfield Cr.
Alabaster, AL 35007

Grantee's Name
Mailing Address

Phillip Elliott Brannon
117 Greenfield Cr.
Alabaster, AL 35007

Property Address

117 Greenfield Cr.
Alabaster, AL 35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 142,190

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 04-06-2015

Print

Phillip Elliott Brannon

☒ Unattested

(Signature)
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

