

Send tax notice to:  
DEBORAH ELAINE STEPHENS  
2060 HIDDEN FOREST LANE  
MONTEVALLO, ALABAMA 35115

This instrument prepared by:

STATE OF ALABAMA  
COUNTY OF SHELBY

TITLE NOT EXAMINED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

  
20150424000132800 1/2 \$93.00  
Shelby Cnty Judge of Probate, AL  
04/24/2015 10:59:04 AM FILED/CERT

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned DEBORAH ELAINE STEPHENS FKA STEPHEN W. HORNBACK, A SINGLE INDIVIDUAL AND MARY A. HORNBACK, A SINGLE INDIVIDUAL (hereinafter referred to as the "Grantor") by DEBORAH ELAINE STEPHENS (hereinafter referred to as the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto the Grantee, all her/his right title and interest in and to the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 100, ACCORDING TO THE SURVEY OF HIDDEN FOREST, AS RECORDED IN MAP BOOK 35, PAGE 117, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES BEGINNING OCTOBER 01, 2014 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS  
OF RECORD.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my hand and seal on this 9<sup>th</sup> day of April, 2015.

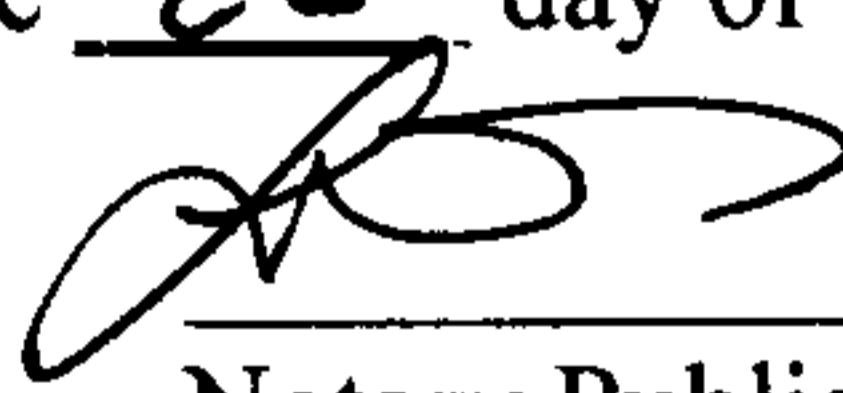
Mary A. Hornback  
MARY A. HORNBACK  
Deborah Elaine Stephens  
DEBORAH ELAINE STEPHENS

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARY A. HORNBACK, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of April, 2015.

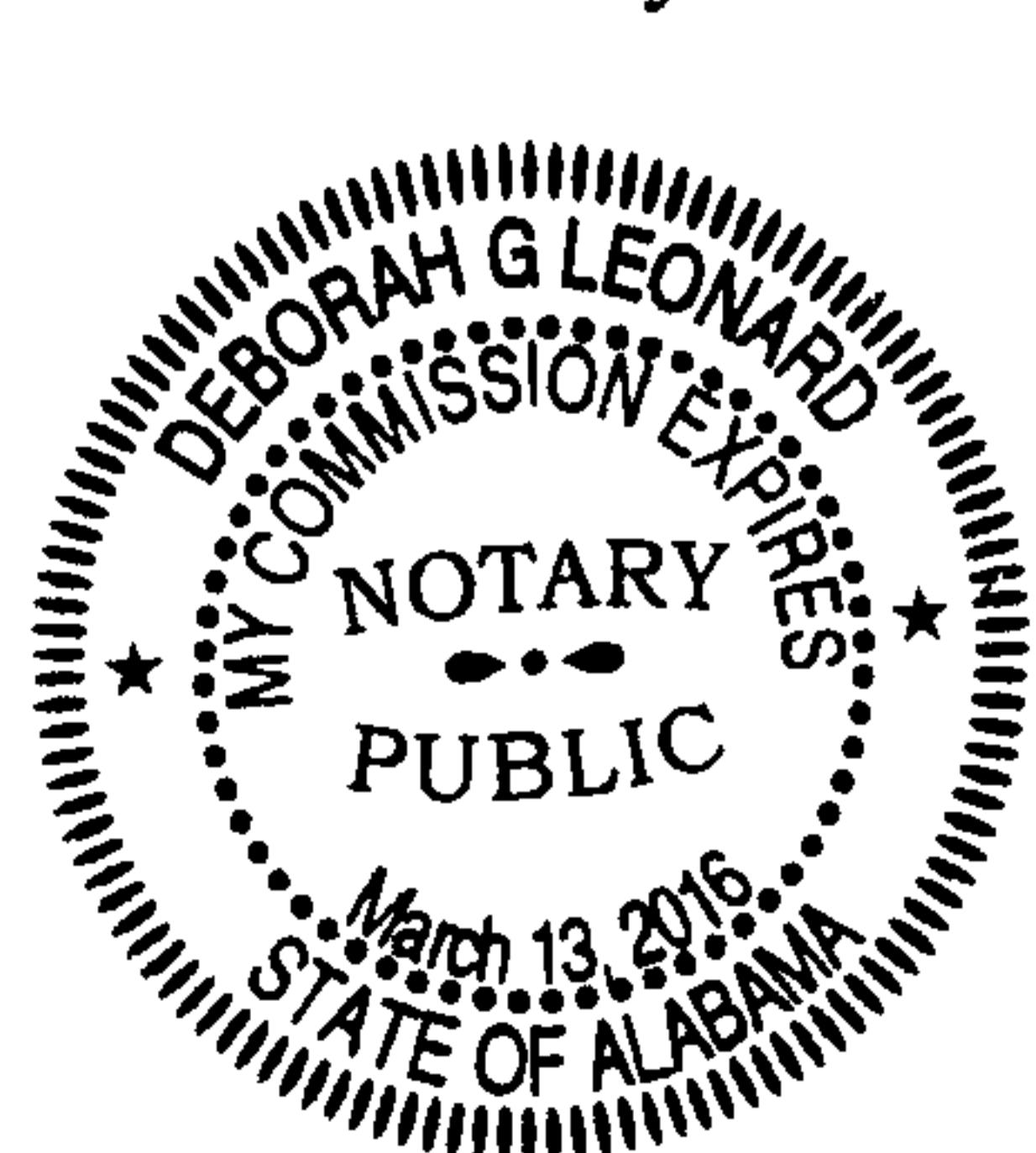
Shelby County, AL 04/24/2015  
State of Alabama  
Deed Tax: \$75.00

  
Notary Public  
Print Name: Latoya Horton  
Commission Expires: 10-16-17

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEBORAH ELAINE STEPHENS, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9<sup>th</sup> day of April, 2015.



Deborah G. Leonard  
Notary Public  
Print Name: Deborah G. Leonard  
Commission Expires: 3-13-16

# Real Estate Sales Validation Form

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

Grantor's Name Mary A Hornback  
Mailing Address 2056 Rossburg Pl.  
Calera, AL 35040

Grantee's Name Deborah Elaine Stephens  
Mailing Address 2060 Hidden Forest Lane  
Montevallo, AL 35115

Property Address 2060 Hidden Forest Lane  
Montevallo, AL 35115

Date of Sale 4-9-12  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 157,000 / 78500 1/2 interest  
or  
Assessor's Market Value \$ \_\_\_\_\_

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

  
20150424000132800 2/2 \$93.00  
Shelby Cnty Judge of Probate, AL  
04/24/2015 10:59:04 AM FILED/CERT

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 4-24-15

Print Deborah Elaine Stephens

Unattested

Sign Deborah Elaine Stephens

(Grantor/Grantee/Owner/Agent) circle one