


This instrument was prepared by:
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805 Corporate Parkway, Ste. 114
Birmingham, Alabama 35242


20150428000137970 1/3 \$110.00
Shelby Cnty Judge of Probate, AL
04/28/2015 02:04:09 PM FILED/CERT

QUITCLAIM DEED

This Instrument was prepared without benefit of current title opinion or survey

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00) Dollars and other good and valuable consideration and pursuant to the Final Decree of Divorce Case Number **DR-2013-900628** in the Shelby County Circuit Court, in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned **Donnette Christopher Hulsey**, an unmarried woman (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells and conveys to **William Taylor Hulsey**, an unmarried man, (hereinafter called Grantee) all her right, title, interest & claim in or to the following described real estate situated in Jefferson County, Alabama, to wit:

Lot 2068, according to the plat of Old Cahaba, Phase V, 6th Addition, as recorded in Map Book 37, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

Excepting therefrom all interests in and to all oil, gas, and other minerals, in, on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others including but not limited to those rights referred to in instruments of record in Book 15, Page 415, Bok 61, Page 164, Real Volume 133, Page277, Real Volume 321, Page 629, and in the Office of the Judge of Probate of Shelby County, Alabama.

Further excepting therefrom any restrictions, reservations, setbacks, and easements, if any, as shown on the plat recorded in Map Book 36, Page 105-A ,and Map Book 37, Page 53, Map Book 37, Page 62, and Map Book 37, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama; and

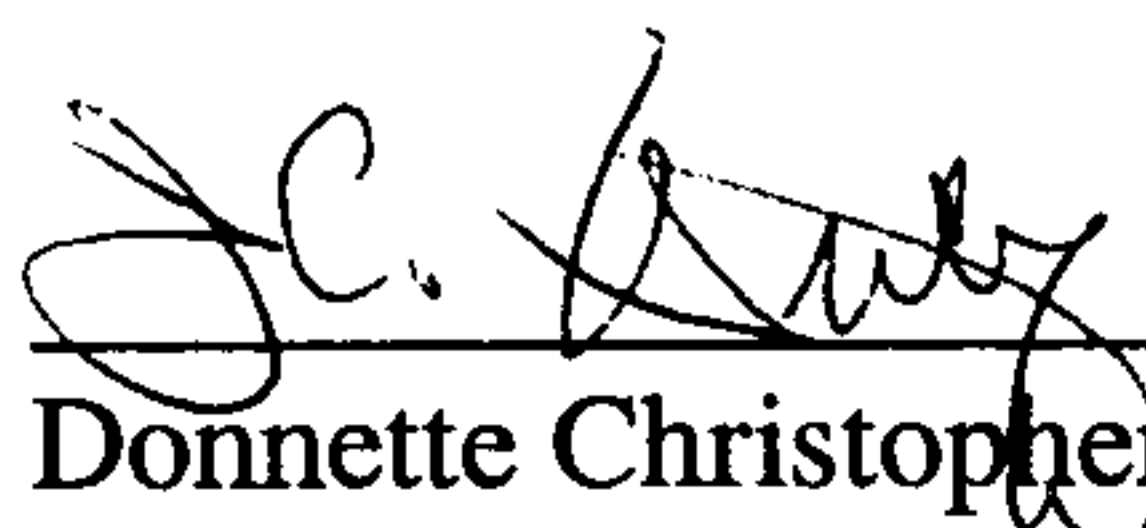
Further excepting therefrom Line Permits/Easement/Right of way granted to Alabama Power Company in Deed Book 134, Page 85, Deed Book 131, Page 447, Deed Book 257, Page 213, Real Volume 46, Page 69, and Deed Book 230, Page 113, in the Office of the Judge of Probate of Shelby County, Alabama; and

Further excepting therefrom any Easement and/or right of way to Shelby County as recorded in Deed Book 155, Page 331, Deed Book 155, Page 425, Book 2, Page 16, and Book 156, Page 203, in the Office of the Judge of Probate of Shelby County, Alabama; and

Further excepting therefrom any Rights of the public and the State of Alabama, if any, to lands lying below the high water mark, lands that have been created by artificial means, riparian rights; and subject also to the rights of the Federal Government's control over navigable waters and public rights of access to any navigable waters.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

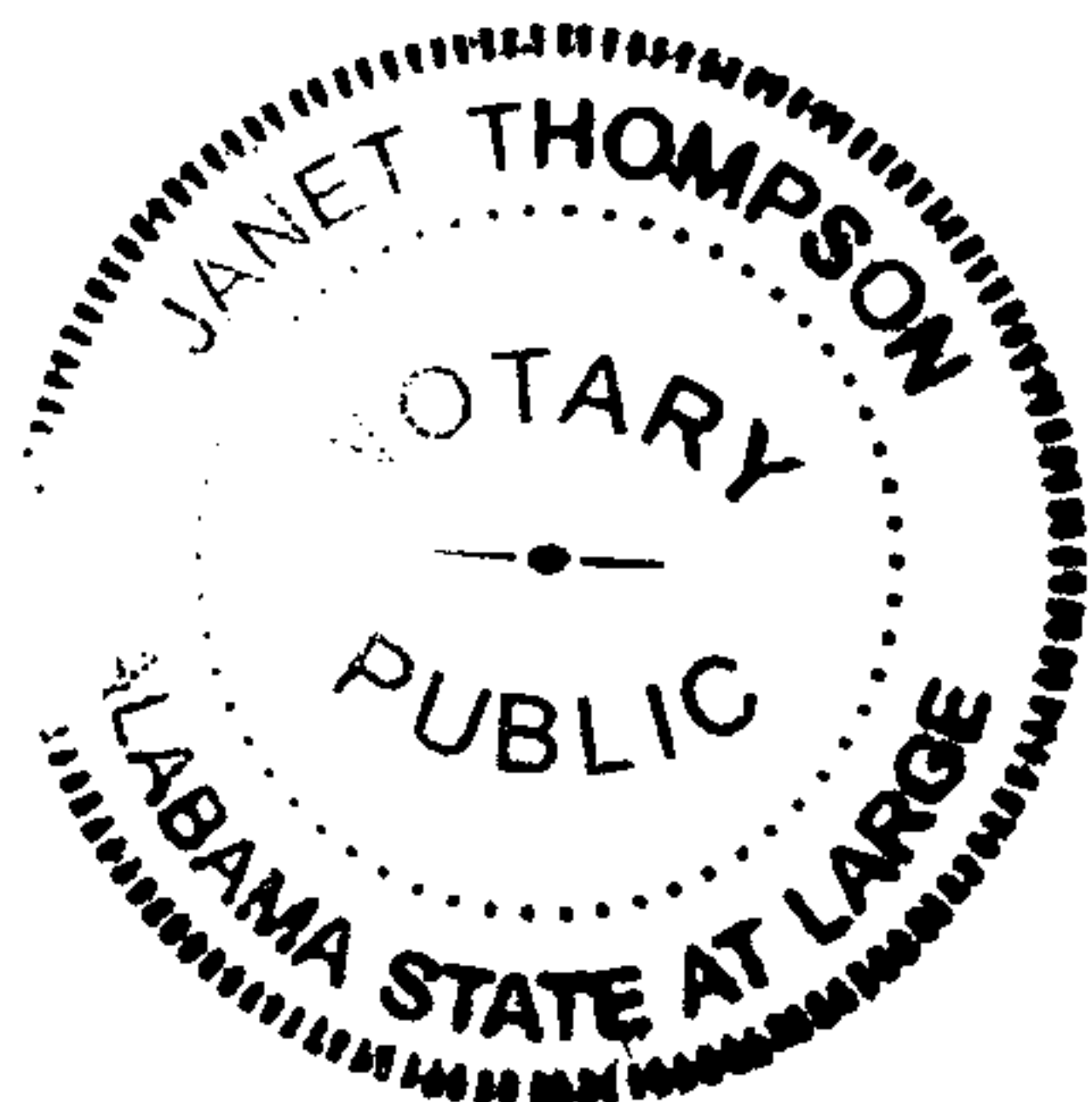
IN WITNESS WHEREOF, I have set my hand and seal, this the 6 day of Feb., 2014.



Donnette Christopher Hulseley
Grantor

STATE OF ALABAMA
COUNTY OF JEFFERSON General Acknowledgement

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Donnette Christopher Hulseley, 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, the 6~~TH~~ day of FEBRUARY 2014.




Notary Public MCE: 02/2017

Real Estate Sales Validation Form

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

Grantor's Name DONNETTE HULSEY
Mailing Address _____

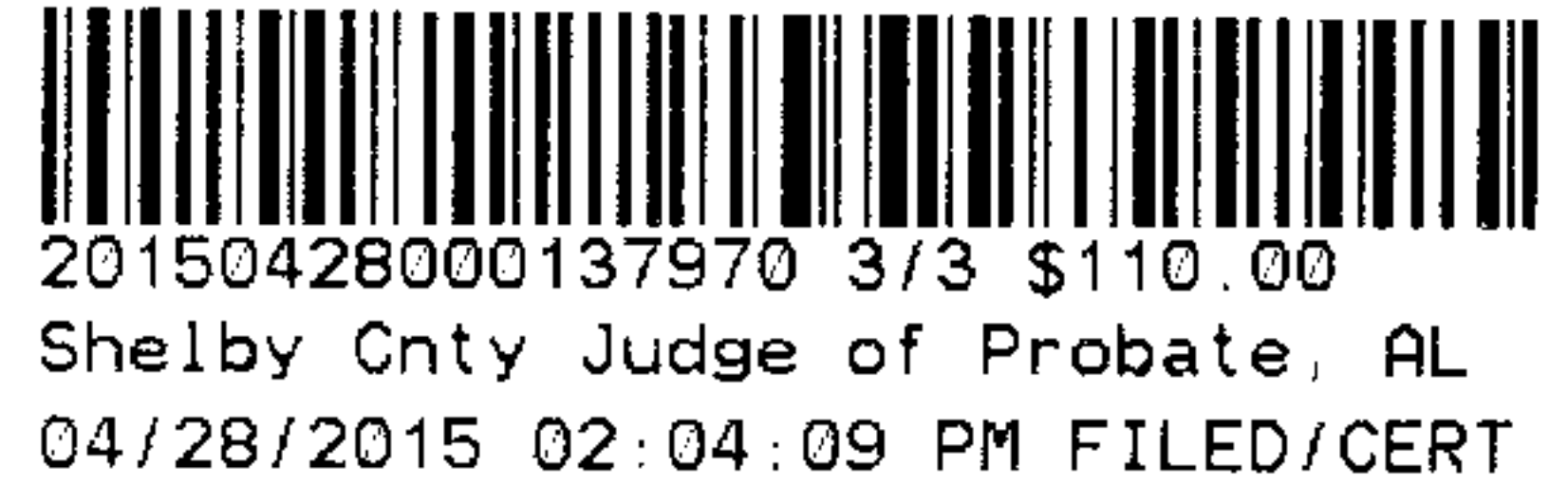
Grantee's Name William Taylor Hulsey
Mailing Address 3289 River Crest Dr.
Helena AL 35080

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 179,400 / 89,700 *half interest*

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 4/28/15

Print William Taylor Hulsey

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one