

QUITCLAIM DEED

20150608000188290

06/08/2015 10:01:53 AM

QCDEED 1/2

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

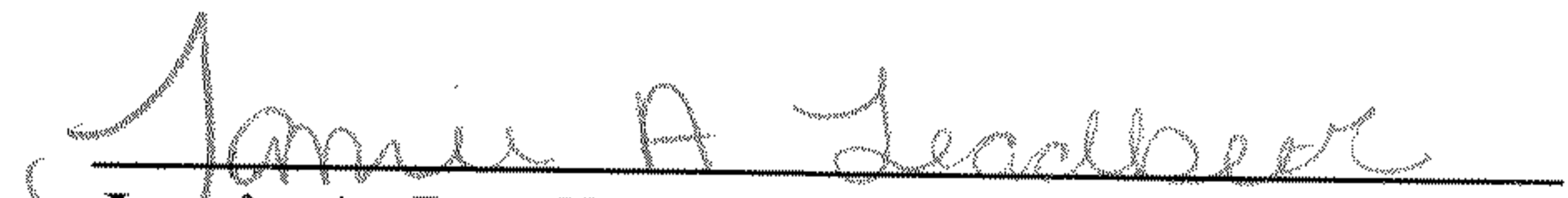
**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That for and in consideration of the sum of **One dollar(\$1.00)** in hand paid to the undersigned, the receipt whereof is acknowledged, the undersigned, **Jamie A. Leadbetter, an unmarried woman** hereby remises, releases, quit claims, grants, sells and conveys to **Kyle Leadbetter** (herein referred to as Grantee), all right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 96, according to the Survey of Kensington Place Phase 1 Sector 1, as recorded in Map Book 37, Page 147, in the Probate Office of Shelby County, Alabama.

To Have and to Hold to the said Grantee forever.

Given under my hand and seal this 28th day of May, 2015.


Jamie A. Leadbetter

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jamie A. Leadbetter, an unmarried 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of May, 2015.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 21, 2018


Notary Public
My Commission Expires: 10/21/18

Real Estate Sales Validation Form

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

Grantor's Name Julie A. Leadbetter
Mailing Address 1241 Kensington Blvd.
Calera, AL 35040

Grantee's Name Connor Byrne
Mailing Address 1241 Kensington Blvd.
Calera, AL 35040

Property Address 1241 Kensington Blvd.
Calera, AL 35040

Date of Sale 6/1/15
Total Purchase Price \$
or
Actual Value \$

or
Assessor's Market Value \$ 108,600.00 (1/2 value \$54,300.00)

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 6/1/15

Print Kelly B. Furgerson

I Inattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records (verified by)
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/08/2015 10:01:53 AM
\$71.50 DEBBIE
20150608000188290



[Signature]