

This instrument was prepared by:

Send Tax Notice To:

Candace B. Peeples
Peeples & Davis
2956 Rhodes Circle South
Birmingham, Alabama 35205
(205) 403-5577

Tina Johnson


20150702000223280 1/3 \$72.50
Shelby Cnty Judge of Probate, AL
07/02/2015 12:33:17 PM FILED/CERT

STATE OF ALABAMA)
)
JEFFERSON COUNTY) QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **CLARENCE F. JOHNSON, III**, an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to **TINA JOHNSON** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4 in Block 2, Columbiana Homes, Inc., according to Map as recorded in Map Book 3 on Page 82 in Probate Office of Shelby County, Alabama.

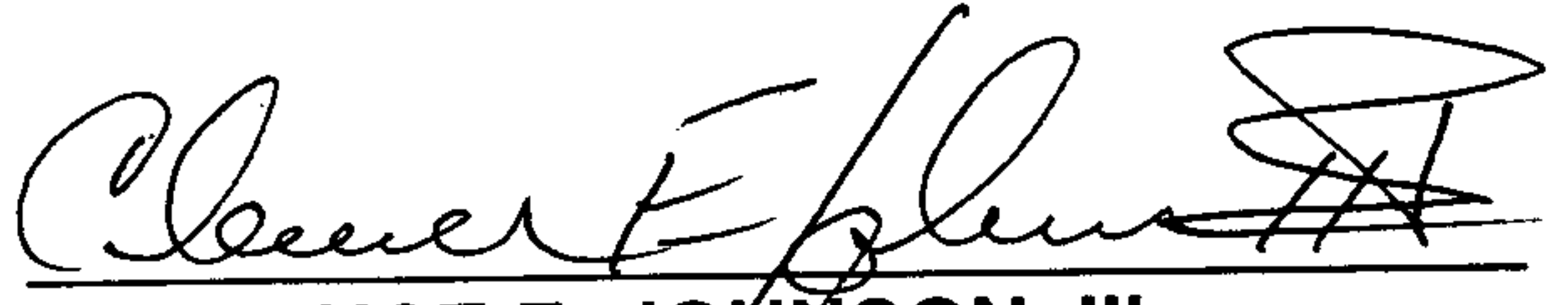
Subject to easements, restrictions and reservations of record, if any.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

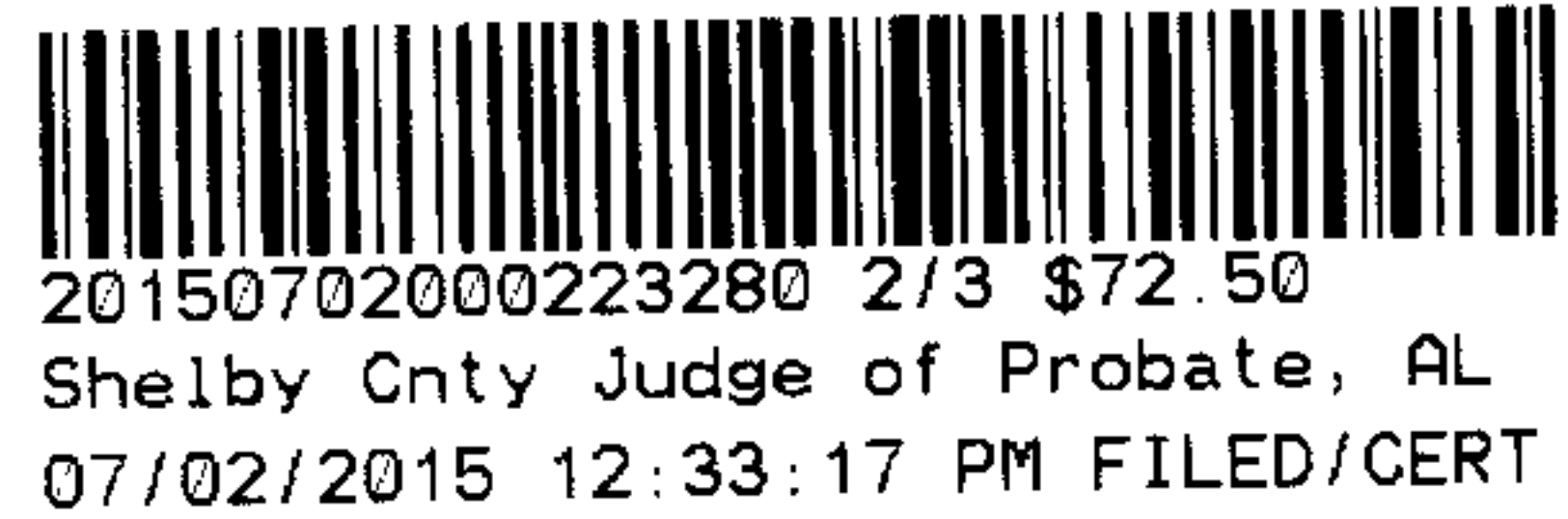
TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 16th day of June, 2015.

Shelby County, AL 07/02/2015
State of Alabama
Deed Tax:\$52.50

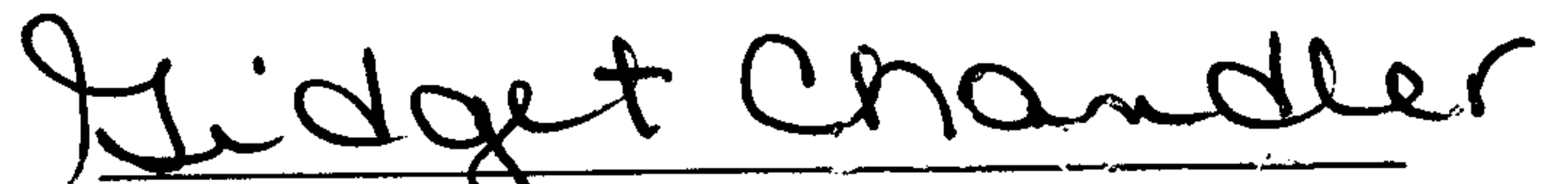

CLARENCE F. JOHNSON, III

STATE OF ALABAMA)
)
JEFFERSON COUNTY)



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CLARENCE F. JOHNSON, III**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of June, 2015.


NOTARY PUBLIC
My Commission Expires: 3.31.16

Real Estate Sales Validation Form

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

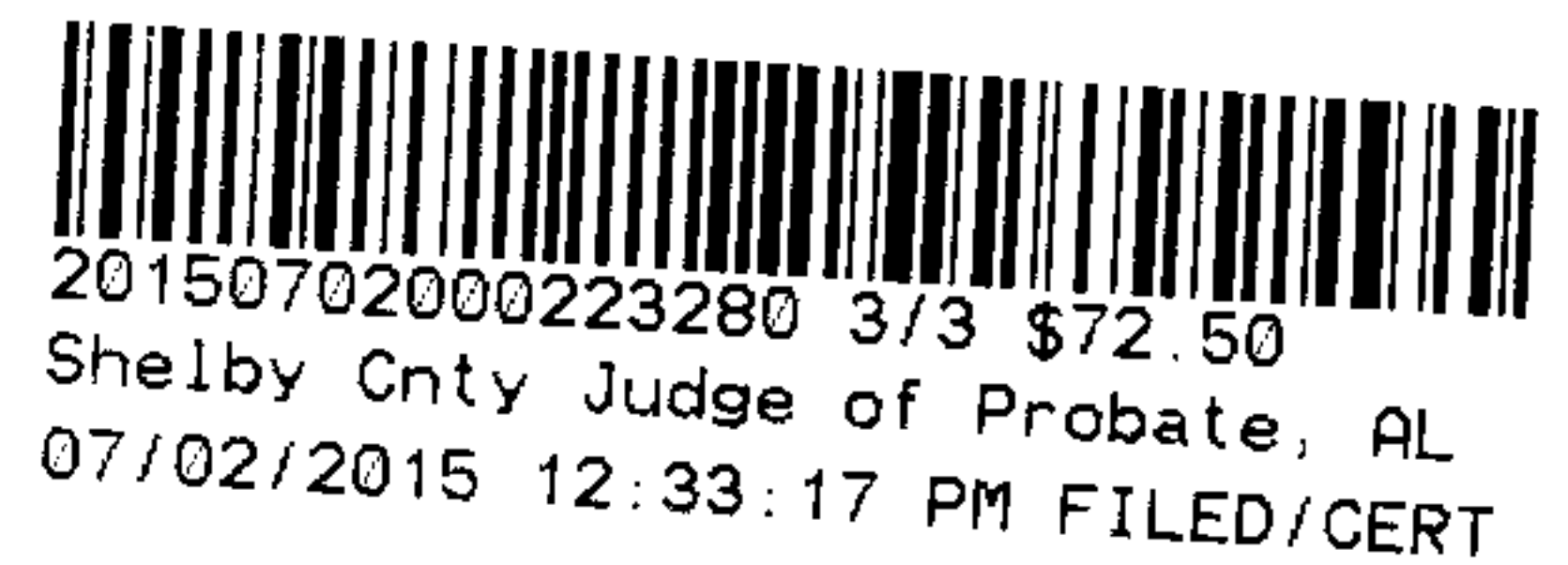
Grantor's Name Clarence Johnson Grantee's Name TINA JOHNSON
Mailing Address PO Box 461 Mailing Address 121 Phillips Cir
Shelby AL 35143 Columbia, AL 35051

Property Address 121 Phillips Cir Date of Sale _____
Columbia, AL 35051 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
* Assessor's Market Value \$ 52,200 1/2 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 _____

Print

TINA JOHNSON

☒ Unattested

Karen Nelson
(verified by)

Sign

Tina Johnson

(Grantor/Grantee/Owner/Agent) circle one