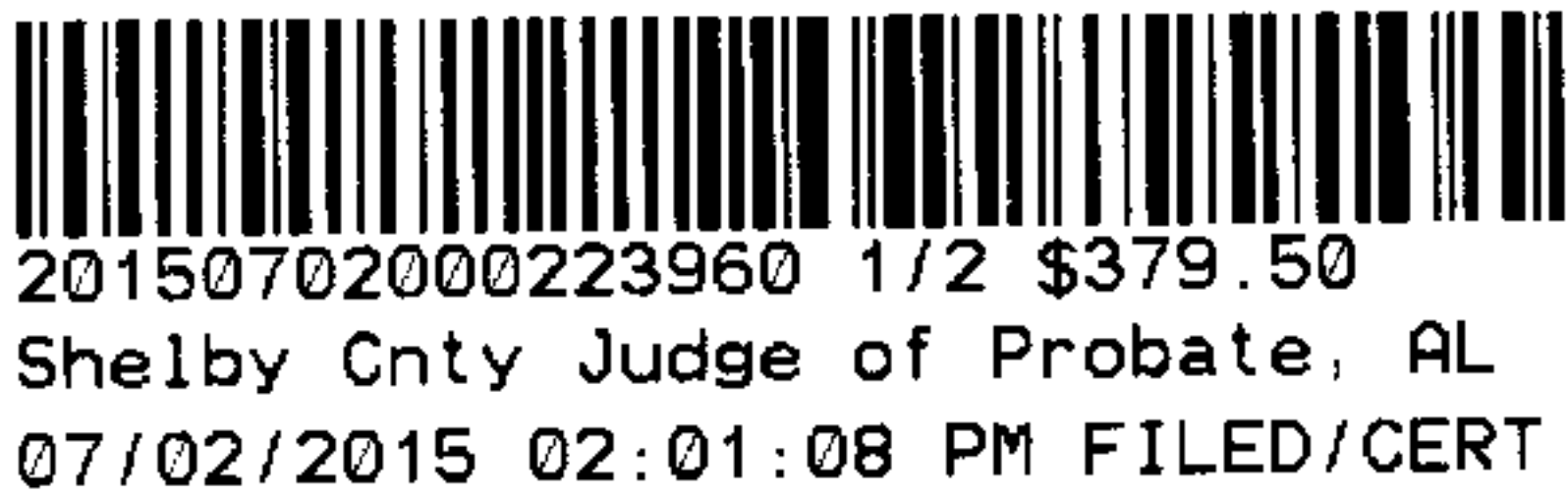


Prepared by:
Jul A. McLeod, Esq.
McLeod & Associates, LLC
1957 Hoover Court, #306
Birmingham, AL 35226

SEND TAX NOTICE TO:
KRISTI R HOWARD
165 TARA DRIVE
COLUMBIANA, AL 35051

QUITCLAIM DEED



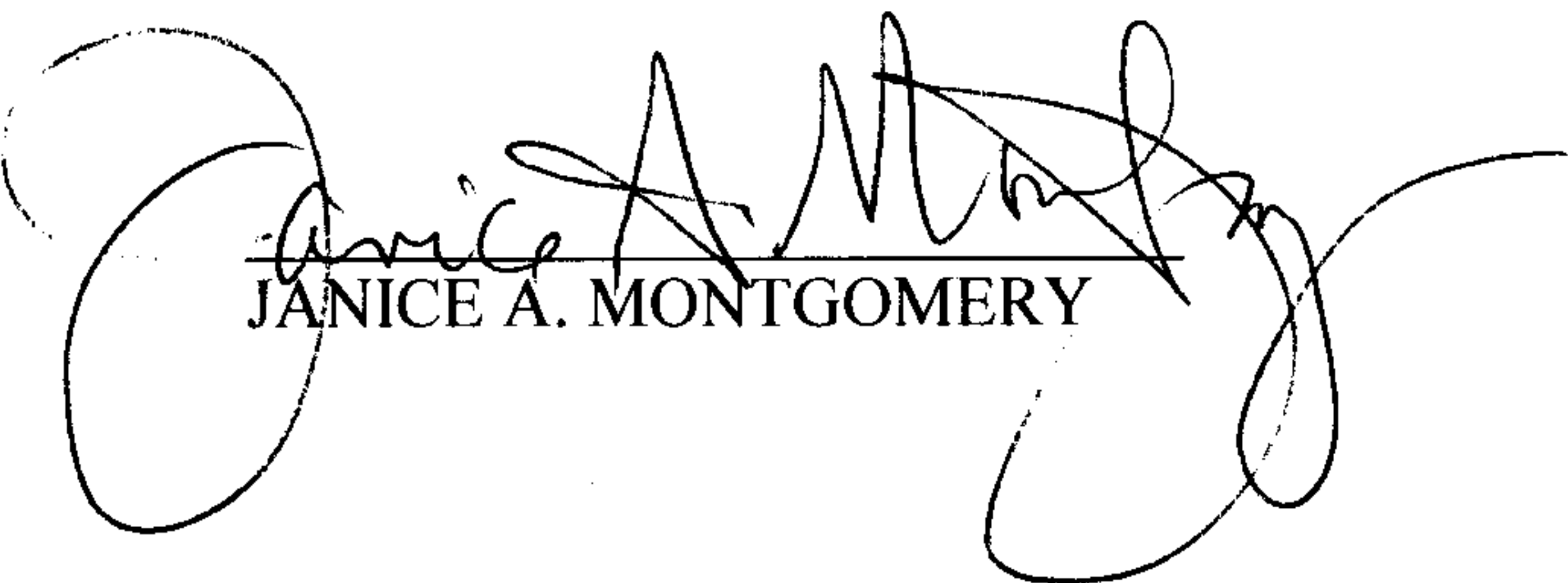
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Hundred and no/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, JANICE A. MONTGOMERY, a single woman (herein referred to as Grantor), do hereby release, remise and quitclaim unto KRISTI R. HOWARD (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, according to the Final Plat, Tara Section 5, as recorded in Map Book 35, page 41, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

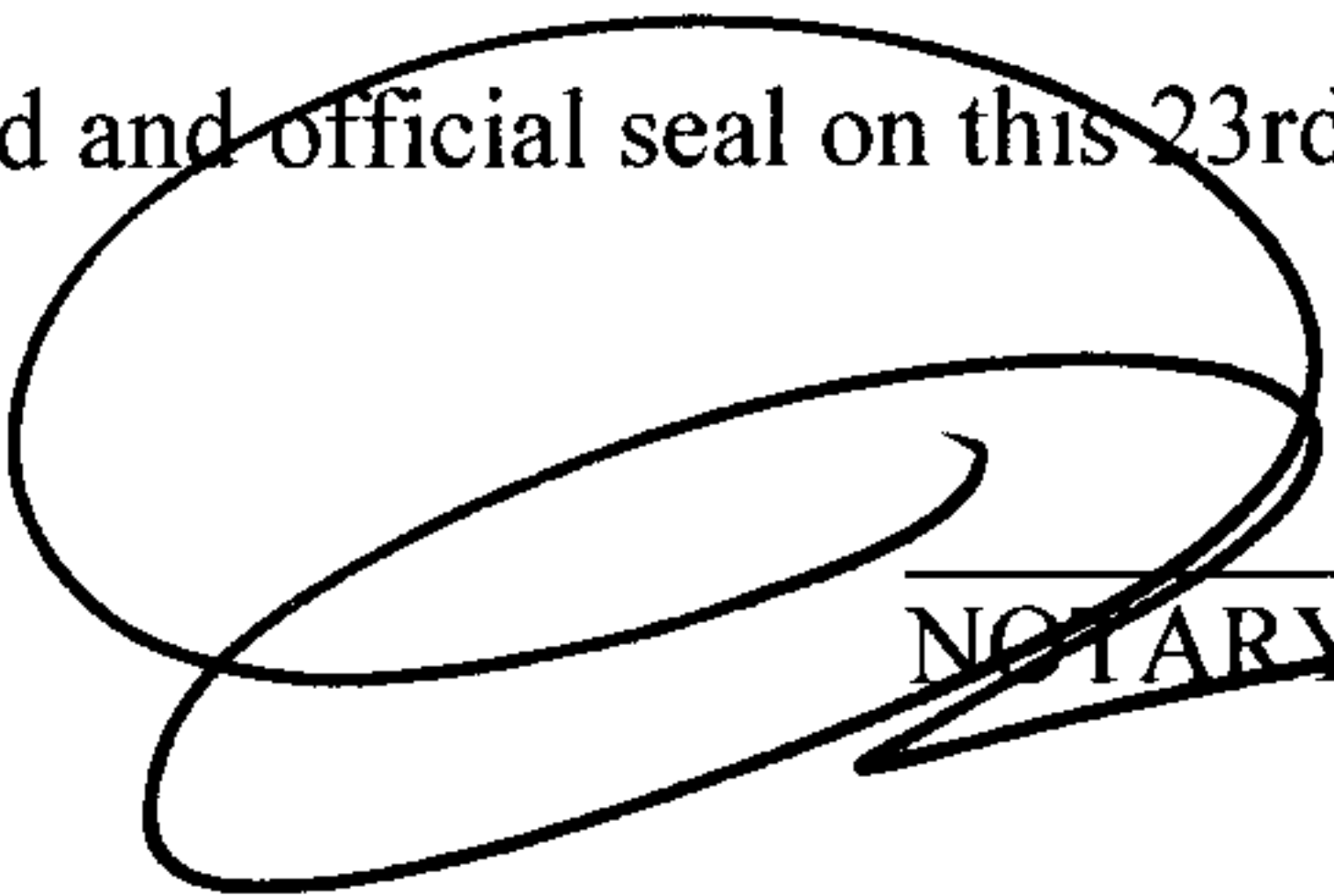
IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 23rd day of June, 2015.


JANICE A. MONTGOMERY

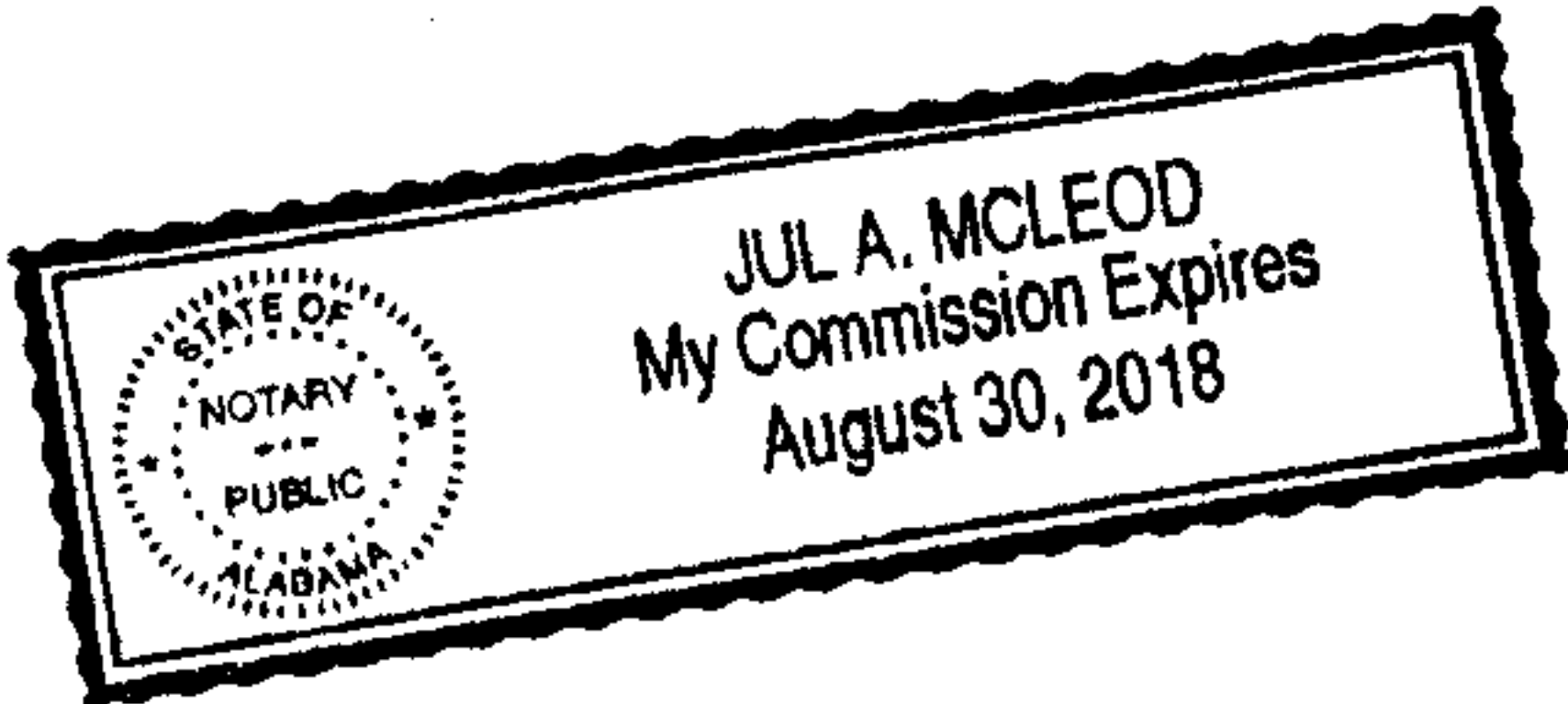
STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that, JANICE A. MONTGOMERY, 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 said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on this 23rd day of June, 2015.


NOTARY PUBLIC

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name JANICE A. MONTGOMERY
Mailing Address 165 TARA DRIVE
COLUMBIANA, AL 35051

Grantee's Name KRISTI R. HOWARD
Mailing Address 165 TARA DRIVE
COLUMBIANA, AL 35051

Property Address 165 TARA DRIVE
COLUMBIANA, AL 35051

Date of Sale 06/23/2015

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$724,610.00 - Transfer Tax based on one-half value (\$362,305.00)

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 Tax Assessor's Market Value

☐ 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).

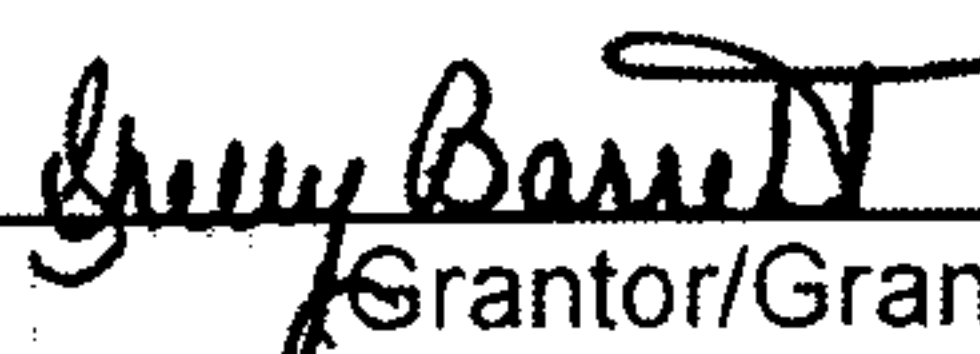
Date 06/29/2015

Print SHELLY BARRETT

☐ Unattested

(verified by)

Sign



Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20150702000223960 2/2 \$379.50
Shelby Cnty Judge of Probate, AL
07/02/2015 02:01:08 PM FILED/CERT