

20150803000264760 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/03/2015 10:11:50 AM FILED/CERT

QUITCLAIM DEED

This QUITCLAIM DEED, Executed this 20th day of July, 2015
by first party: Wilbert Jackson, Jr, a single Person
to second party: Veronica Yvonne Jackson
Whose address is: 3012 English Oaks Circle, Helena, Alabama 35080

Witnesseth, That the said first party, for good consideration and for the sum of \$10.00 (Ten and No/100) and to clear title _____ paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to wit:

Lot 9, according to the Survey of The Final Plat of Twelve Oaks at Bridlewood, as recorded in Map Book 34, Page 106, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of way of record.

The purpose of this deed is to clear title for the Estate of Wilbert Jackson, Sr. The deed recorded in Instrument No. 20060831000429490 incorrectly stated Wilbert Jackson, Jr. instead of Wilbert Jackson, Sr.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Dated this 20th day of July, 2015.

Wilbert Jackson, Jr.
Wilbert Jackson, Jr.



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State of Alabama
County of Jefferson

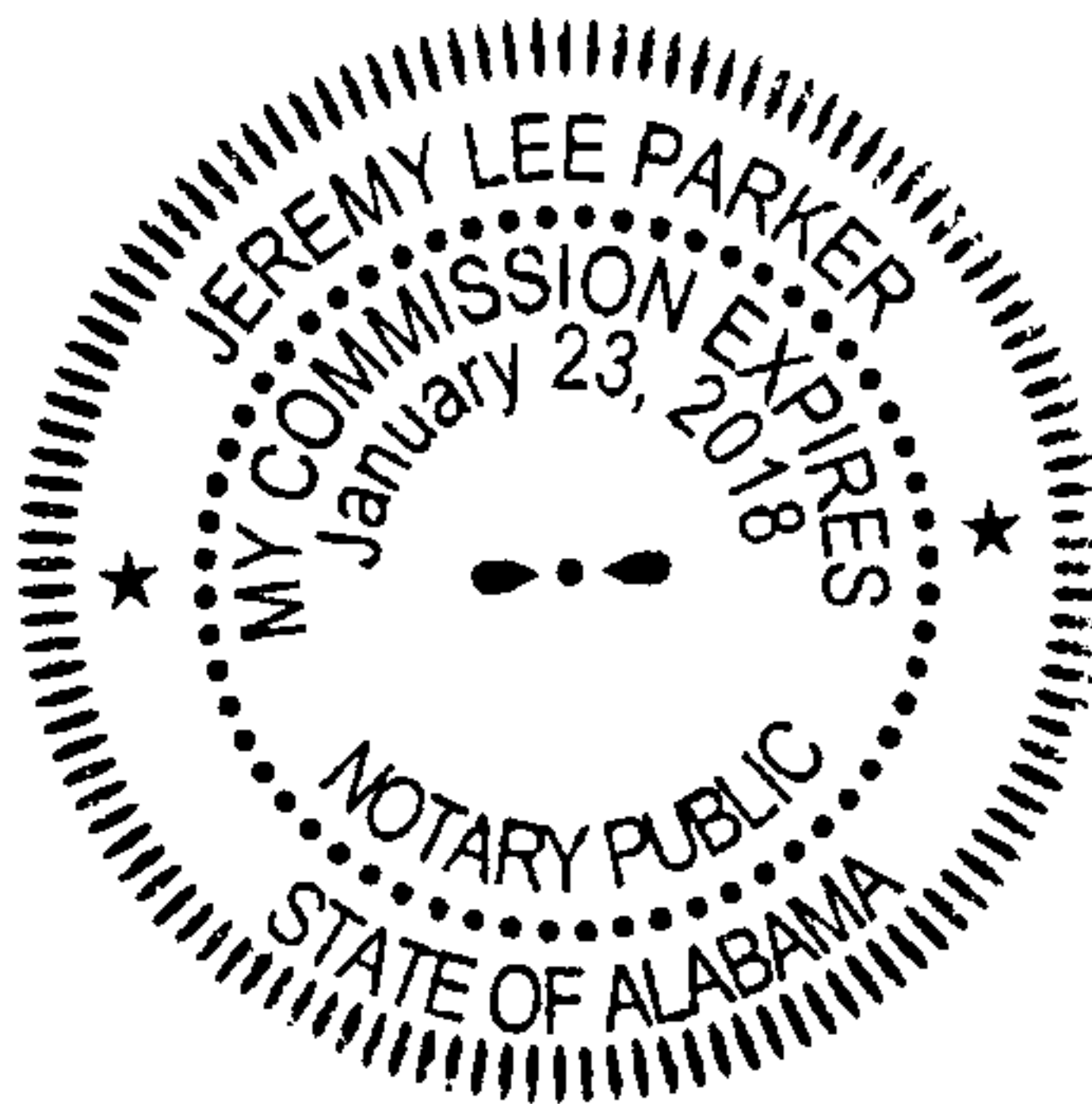
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Wilbert Jackson, Jr. whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance
she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July A.D., 2015.



Notary Public
My Commission Expires:

PREPARED BY: Parker Law Firm, LLC
1560 Montgomery Hwy, Suite 205
Birmingham, Alabama 35216



Real Estate Sales Validation Form

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

Grantor's Name	<u>Wilbert Jackson, Jr.</u>	Grantee's Name	<u>Veronica Yvonne Jackson</u>
Mailing Address	<u>2840 20th Place W</u> <u>Birmingham, AL 35208</u>	Mailing Address	<u>3012 English Oaks Circle</u> <u>Helena, Alabama 35080</u>
Property Address	<u>3012 English Oak Circle</u> <u>Helena, AL 35080</u>	Date of Sale	<u>July 20, 2015</u>
		Total Purchase Price	<u>\$133,500.00 To Clear Title</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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 To clear title

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 July 20, 2015

☐ Unattested

☐ (verified by)

Print: Wilbert Jackson, Jr.

Sign: Wilbert Jackson, Jr.
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1

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