


THIS INSTRUMENT PREPARED WITHOUT BENEFIT
OF TITLE EXAMINATION OR SURVEY BY:
Jennifer T. Crabtree
ROSEN HARWOOD, P.A.
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, AL 35401

STATE OF ALABAMA
COUNTY OF SHELBY


20150803000265190 1/2 \$112.00
Shelby Cnty Judge of Probate, AL
08/03/2015 11:26:18 AM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **BRIAN W. DEASON**, a married man, (hereinafter "Grantor") for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, to him/her, in hand paid by **JANET PARKER DEASON** (hereinafter "Grantee"), the receipt and sufficiency whereof is hereby acknowledged, does hereby remise, release, and forever quit claim unto Grantee, all of his right, title and interest in and to the following land lying and being in the County of Shelby, State of Alabama, and being more particularly described as follows, to-wit:

Lot 966, according to the Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A&B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This property does not constitute the homestead of grantor nor his current spouse, Heather Deason.

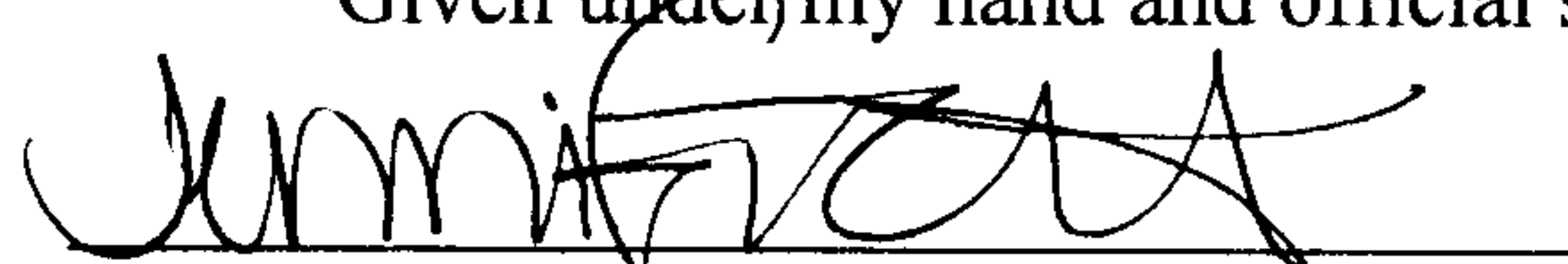
This conveyance is made subject to restrictive covenants, rights of way easements and reservations of record that apply to the real property herein conveyed.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this the 29th day of July, 2015.

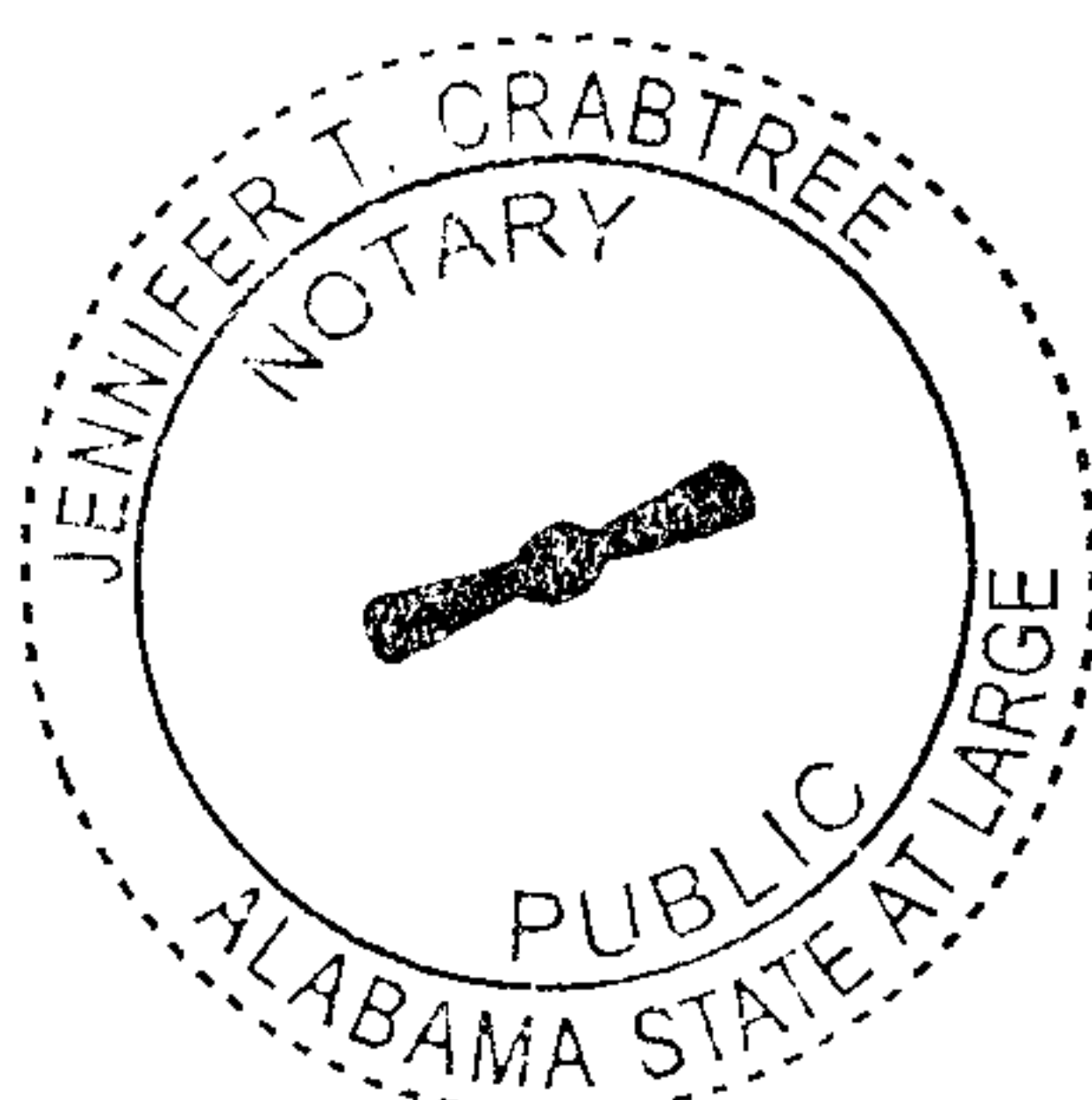

BRIAN W. DEASON

STATE OF ALABAMA
COUNTY OF TUSCALOOSA

I, the undersigned authority, a Notary Public, in and for said county, in said state, do hereby certify that **BRIAN W. DEASON**, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of July, 2015.

Notary Public
My Commission Expires: 9/3/17

Shelby County, AL 08/03/2015
State of Alabama
Deed Tax: \$95.00



Real Estate Sales Validation Form

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

Grantor's Name Brian W. Deason
Mailing Address 1540 Waterford Lane
Tuscaloosa, AL 35405

Grantee's Name Janet Parker Deason
Mailing Address 2005 Highview Way
Calera, AL 35040

Property Address 2005 Highview Way
Calera, AL 35040

Date of Sale July 29, 2015
Total Purchase Price \$

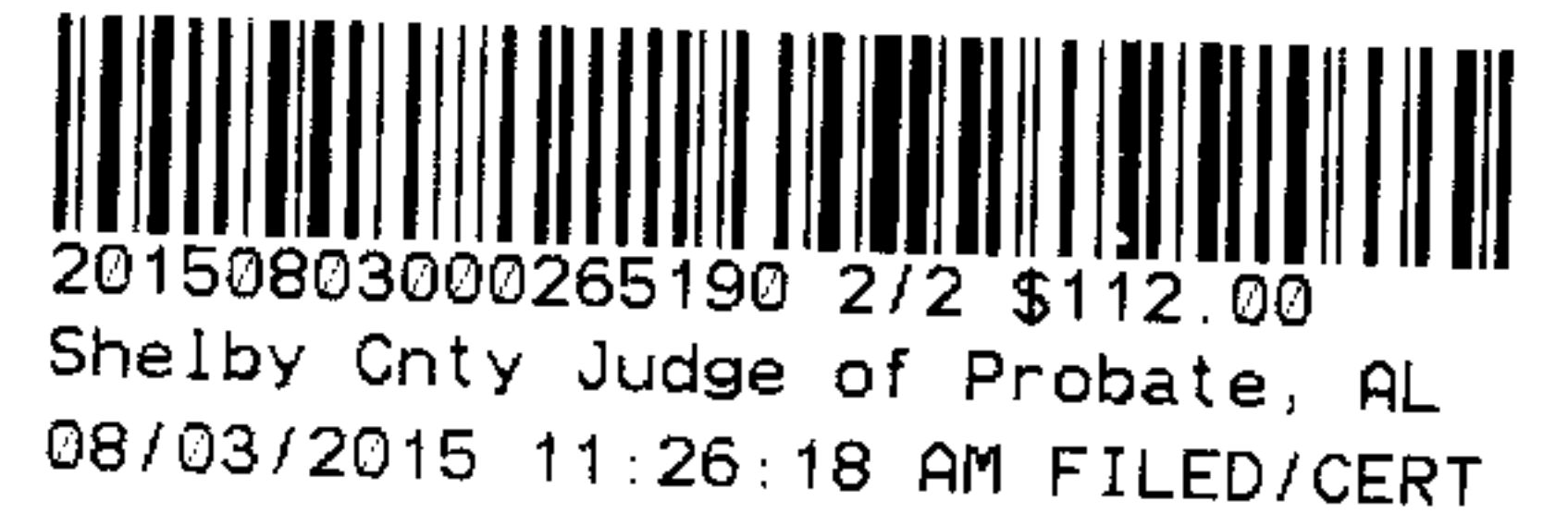
or
Actual Value \$

or
Assessor's Market Value \$ 94,700.00 * 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 Jennifer Crabtree

Sign Jennifer Crabtree

(Grantor/Grantee/Owner/Agent) circle one

 Unattested
(verified by)