



20150803000266090 1/2 \$212.50  
Shelby Cnty Judge of Probate, AL  
08/03/2015 01:49:09 PM FILED/CERT

This instrument was prepared by:  
Joyce K. Baker  
Natter & Fulmer, PC  
3800 Colonnade Parkway, Suite 450  
Birmingham, Alabama 35243

Send Tax Notice To:  
Erin Elizabeth Tidwell  
5308 Riverbend Trail  
Hoover, Alabama 35244

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

### QUIT CLAIM DEED

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) to the undersigned GRANTOR, Glenda Calvin Acton, paid by the GRANTEE, Billie C. Tidwell, the receipt whereof is acknowledged,

I, Glenda Calvin Acton (GRANTOR), a married woman, do grant, convey and quitclaim unto Billie C. Tidwell (GRANTEE) all of my right, title, and interest in and to the real estate described as follows:

Lot 53, according to the survey of Sandpiper Trail, Sector II, as recorded in Map Book 12, Page 44, 45, 46, 47 in the Probate Office of Shelby County, Alabama.

Commonly known as: 5308 Riverbend Trail, Hoover AL 35244.

TO HAVE AND TO HOLD, to the said GRANTEE, her heirs and assigns forever.

The above described property is not the homestead of the GRANTOR.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 31<sup>st</sup> day of July, 2015.

Glenda Calvin Acton  
Glenda Calvin Acton--GRANTOR

Shelby County, AL 08/03/2015  
State of Alabama  
Deed Tax: \$195.50

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Glenda Calvin Acton, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 31<sup>st</sup> day of July, 2015.

Cathy S. Swartz  
Notary  
My Commission Expires: 7/17/2019

# Real Estate Sales Validation Form

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

Grantor's Name Glenda Calvin Acton Grantee's Name Billie C. Tidwell  
Mailing Address 280 Shelby Springs Farms Mailing Address 5308 Riverbend Trl  
Calera AL 35040 Hoover AL 35244

Property Address 5308 Riverbend Trl.  
Hoover AL 35244

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_



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or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 195,300

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 8-3-15

Print Billie C. Tidwell

☒ Unattested Karen Madsen  
(verified by)

Sign Billie C. Tidwell  
(Grantor/Grantee/Owner/Agent) circle one