

**This instrument prepared by:**

Jim Pino, Esq.  
Attorney at Law  
363 Canyon Park Dr.  
Pelham, AL 35124  
Telephone: 205/663-1581



20150810000275380 1/3 \$58.50  
Shelby Cnty Judge of Probate, AL  
08/10/2015 10:27:14 AM FILED/CERT

**SEND TAX NOTICE TO:**

Lucy Courington  
737 Branch Drive  
Helena, AL 35080

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THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

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STATE OF ALABAMA )

COUNTY OF SHELBY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **James B. Courington**, a single man, hereby releases, quitclaims, grants, sells, and conveys to **Lucy D. Courington**, a single woman (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 5 and the South one-half of Lot 4, Block 7, according to the Map of Joseph Squire Survey of Helena, as recorded in Map Book 3, Page 121, in the Probate Office of Shelby County, Alabama.

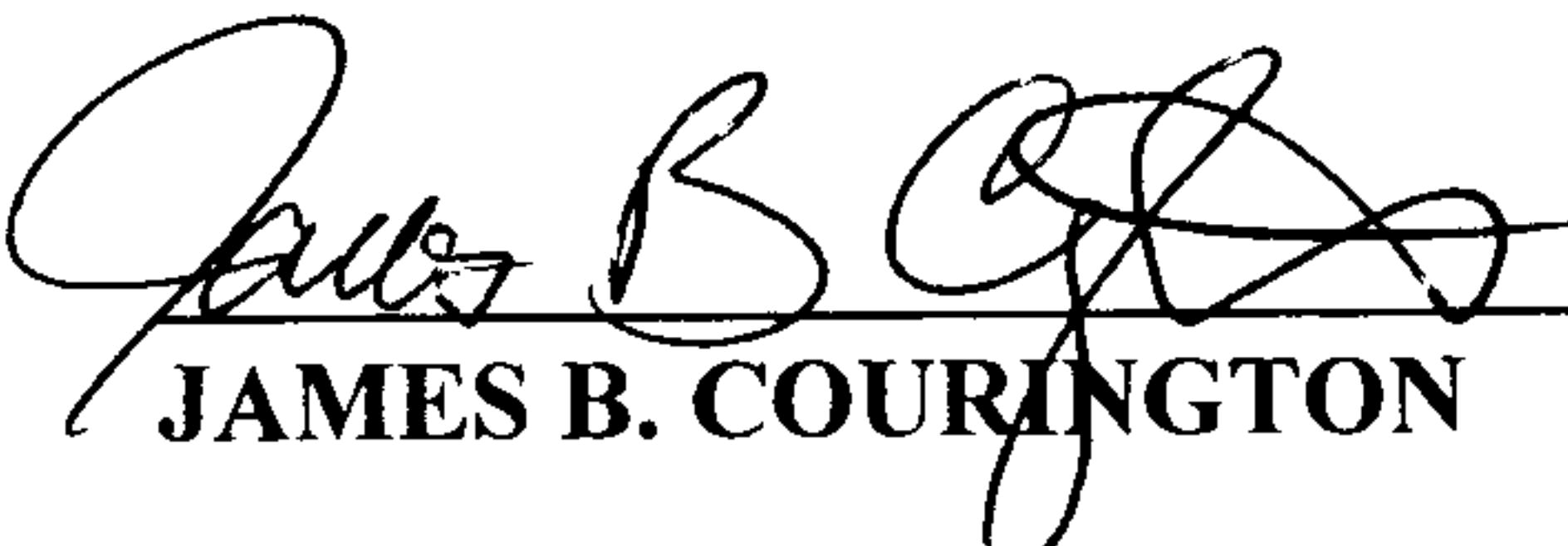
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated **August 24, 2012** in the Circuit Court of Shelby County, Alabama, Case Number: DR-2011-900414.00.

Shelby County, AL 08/10/2015  
State of Alabama  
Deed Tax: \$38.50

**TO HAVE AND TO HOLD** to said GRANTEE forever.

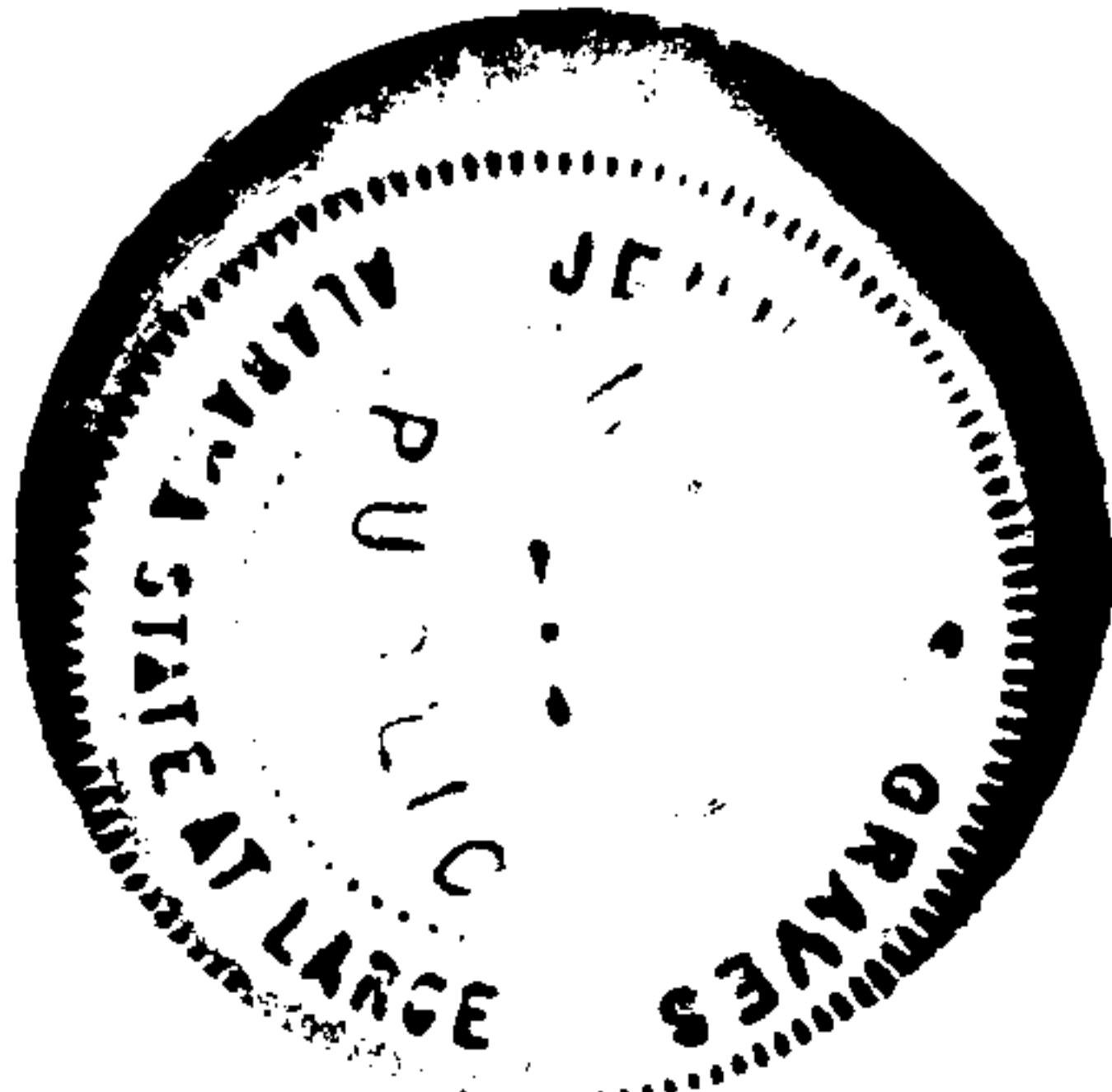
Given under MY hand and seal, this 12 day of JUNE, 2015.

  
\_\_\_\_\_  
JAMES B. COURINGTON (Seal)

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James B. Courington**, a single man, 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 12<sup>th</sup> day of June, A.D., 2015.



  
\_\_\_\_\_  
Notary Public  
Commission Expires:  
JENNIFER S. GRAVES  
Notary Public  
State of Alabama  
MY COMMISSION EXPIRES: APR 13, 2016

  
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## Real Estate Sales Validation Form

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

Grantor's Name J. Brandon Courington  
Mailing Address 11401 Hickman Chapel  
McCalla, AL

Grantee's Name Lucy Courington  
Mailing Address 737 Branch Dr.  
Helena, AL  
35080

Property Address 737 Branch Dr.  
Helena, AL  
35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 76,200 ( $\frac{1}{2} = \$38,100$ )

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

  
20150810000275380 3/3 \$58.50  
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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 8/10/2015

Print Lucy Courington

Unattested

Sign Lucy Courington

(verified by)

(Grantor/Grantee/Owner/Agent) circle one