

This instrument prepared by:
David A Bright, Esq.
Klasing & Williamson, P.C.
1601 Providence Park
Birmingham, AL 35242

Send Tax Notice to:
Carol D. Lewis
196 Sweet Gum Drive
Chelsea , AL 35043

Quitclaim Deed

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

KNOW ALL MEN BY THESE PRESENTS That in consideration of One Hundred Seventeen Thousand Five Hundred and 00/100 Dollars (\$117,500.00) and other good and valuable consideration in hand paid to the undersigned Grantors, Jesse A. Lewis, Jr. and Carol D. Lewis, husband and wife, paid by the Grantee, Carol D. Lewis, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby grant, convey and quitclaim unto Grantee, all their rights, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 248, according to the Survey of Yellowleaf Ridge Estates Second Sector, as recorded in Map Book 21, Page 93 A, B and C, in the Probate Office of Shelby County, Alabama.

No title examination or opinion was requested and none were performed.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

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

IN WITNESS WHEREOF, the said Grantor, has hereunto set her hand and seal on this 30th day of July, 2015.

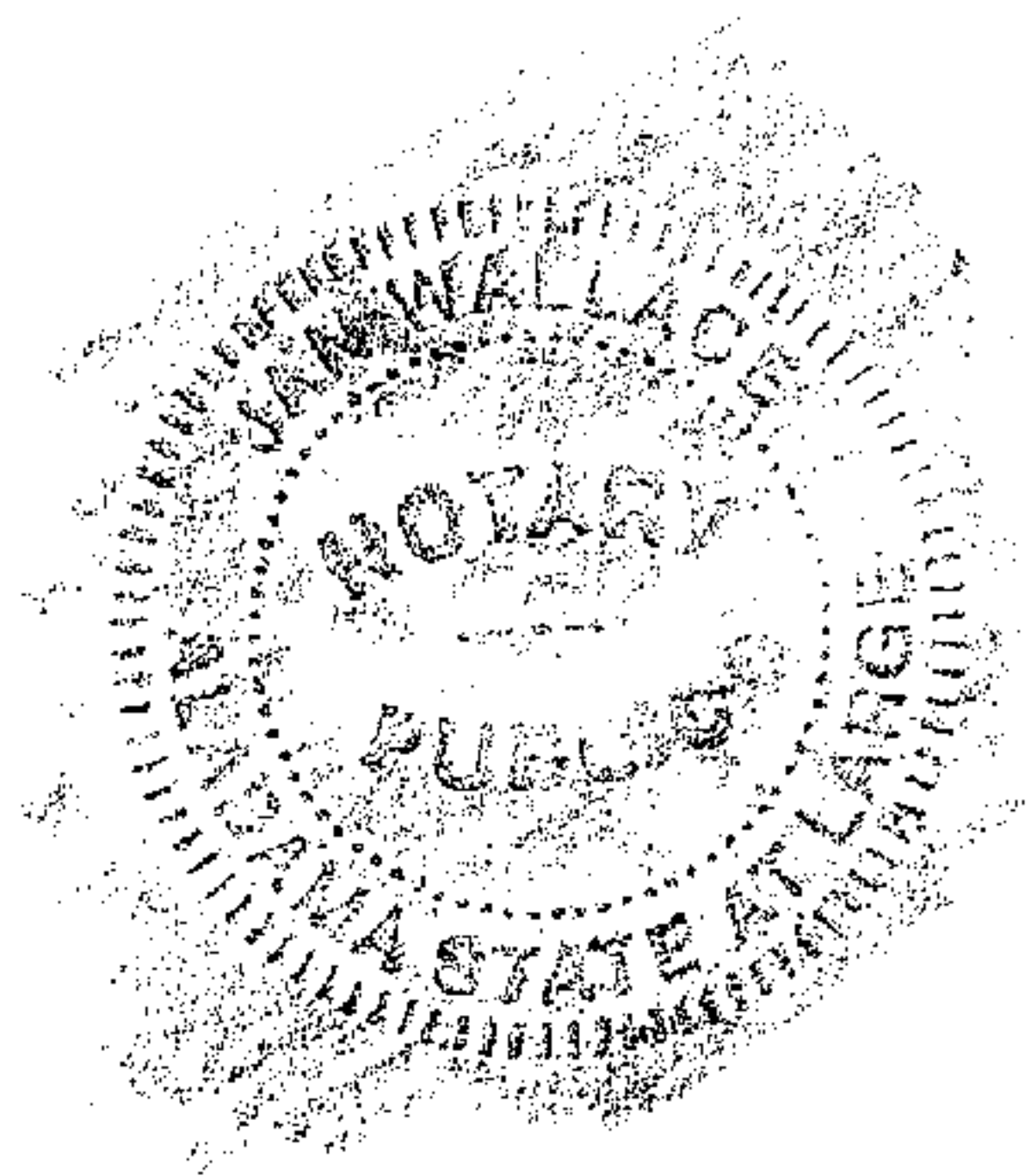
Jesse A. Lewis, Jr.
Jesse A. Lewis, Jr.

Carol D. Lewis
Carol D. Lewis

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jesse A. Lewis, Jr. and Carol D. Lewis, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of July, 2015.



James Wallace
Notary Public
My Commission Expires: 4/22/18

0689

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>Jesse A. Lewis, Jr.</u>	Grantee's Name	<u>Lewis/Carol D.</u>
Mailing Address	<u>196 Sweet Gum Dr</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>196 Sweet Gum Drive</u> <u>Calera, AL 35043</u>
Property Address	<u>196 Sweet Gum Dr</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>09/30/15</u>
		Total Purchase Price	<u>\$117,500.00</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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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.

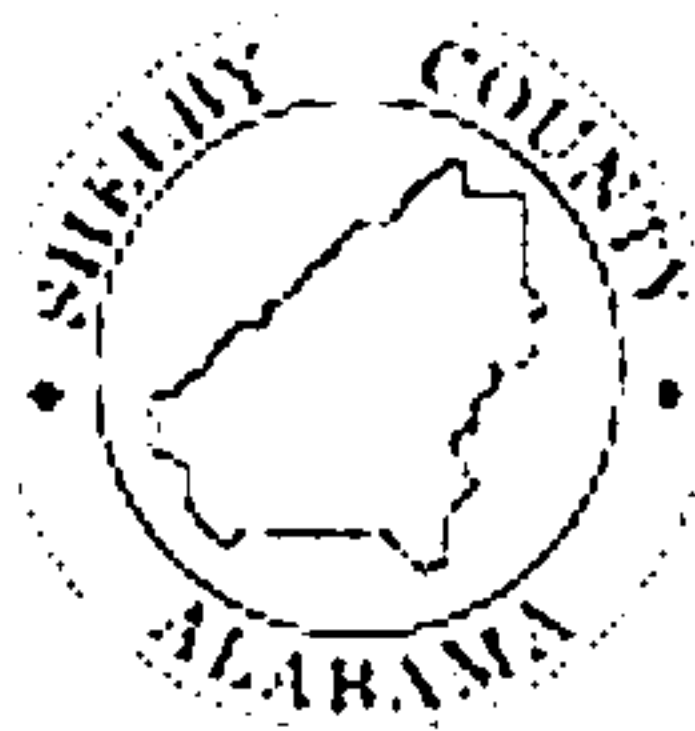
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	_____	Print	<u>R. Timothy Guter</u>
Unattested	_____	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/01/2015 03:32:06 PM
\$134.50 CHERRY
20150901000305830