

20150903000307330 1/3 \$104.50
Shelby Cnty Judge of Probate, AL
09/03/2015 07:57:29 AM FILED/CERT

This conveyance is given to add Daniel Yanarella to title. (1/2 property value based on Shelby County, Alabama assessment records: \$84,400.00)

Quit Claim Deed

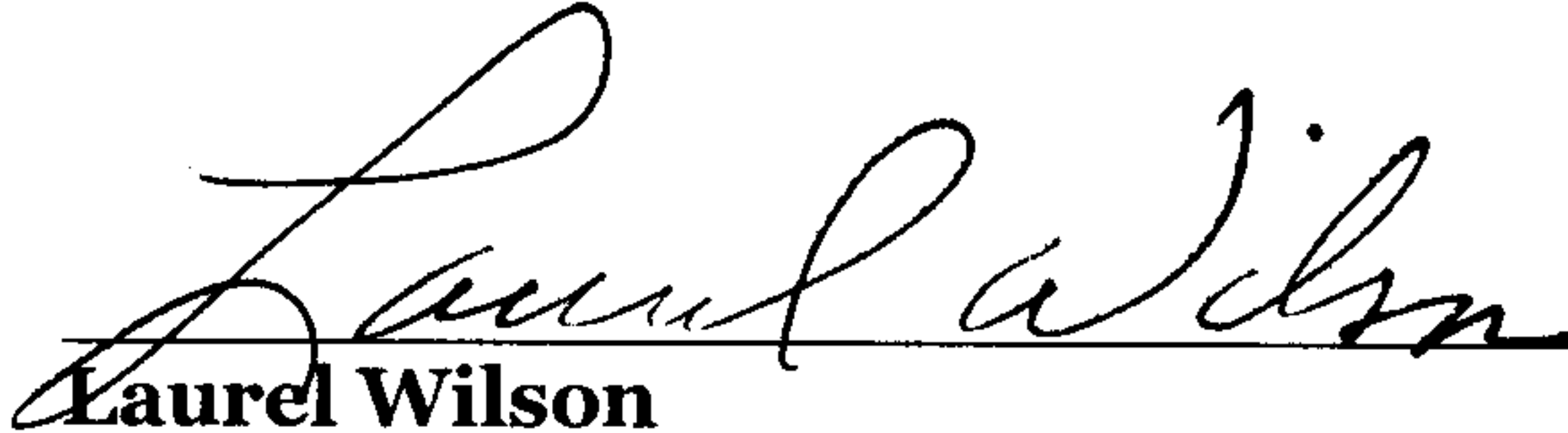
STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of *Five Hundred Dollars (\$500.00)* and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, **Laurel Wilson, an unmarried woman**, herein referred to as GRANTOR(S), do by these presents quitclaim, grant, bargain, sell and convey unto **Laurel Wilson and Daniel Yanarella**, herein referred to as GRANTEE(S), as joint tenants with right of survivorship, all his/her/their right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description

To have and to hold unto the said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their successors and assigns forever.


Given under my (our) hand(s) and my (our) seal this **26th day of August, 2015.**

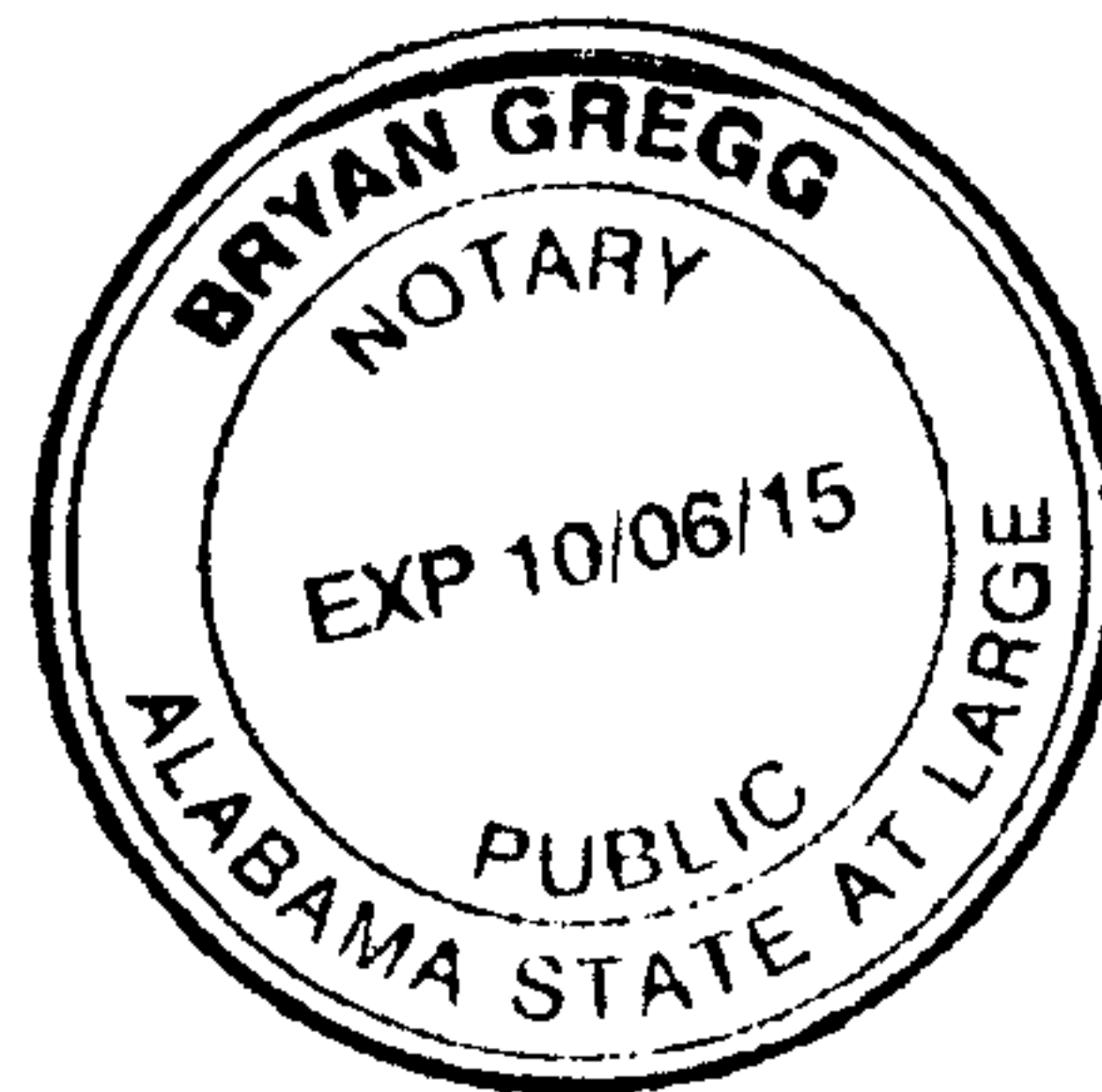
 (Seal)
Laurel Wilson

STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Laurel Wilson**, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this **26th day of August, 2015.**


Notary Public
My Commission Expires: 10-6-2015



Send Tax Notice To & This Instrument Prepared By:
Laurel Wilson
2900 Clydebank Circle
Birmingham, AL 35242

Exhibit "A" Legal Description

Lot 6, in Block 2, according to the survey of Selkirk, A Subdivision Of Inverness, Phase IV, Single Family Residences, as recorded in Map Book 6, Page 163, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



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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 Laurel Wilson & Daniel Yanarella
Mailing Address 2900 Clydebank Circle
Birmingham, AL 35242

Grantee's Name Laurel Wilson & Daniel Yanarella
Mailing Address 2900 Clydebank Circle
Birmingham, AL 35242

Property Address 2900 Clydebank Circle
Birmingham, AL 35242

Date of Sale August 26, 2015
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 168,800.00 - 1/2 value: \$84,400.00

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 Shelby County, Alabama Assessment Records

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 8-26-15

Print Laurel Wilson

Unattested Bryan Gregg
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1