

This Instrument Prepared By:
Lynn Campisi, P.C.
Attorney at Law
3008 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

Mickey B. Crowe + Hilda B Posey
905 Lake Forest Circle
Birmingham AL 35244

QUIT CLAIM DEED

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND NO/100 DOLLARS, (\$10.00), and other good and valuable consideration to **JOEL B. BEARDEN AND HAZEL M. BEARDEN**, (GRANTORS) in hand paid by **HILDA B. POSEY AND MICKEY B. CROWE** (GRANTEES) the receipt whereof is hereby acknowledged, We, **JOEL B. BEARDEN AND HAZEL M. BEARDEN**, husband and wife, do remise, quit claim and convey to the said **HILDA B. POSEY AND MICKEY B. CROWE**, all right, title, interest, and claim in or to the following described real estate, situated in Jefferson County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE.**

SUBJECT TO:

1. Ad Valorem taxes for the year 2004 and subsequent years, said taxes being a lien but not due and payable until October 1, 2004.
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.


THE GRANTORS HEREIN RESERVE A LIFE ESTATE IN SAID PROPERTY FOR THE DURATION OF THE GRANTORS' LIVES.

THE PROPERTY HEREIN CONVEYED IS THE HOMESTEAD RESIDENCE OF THE GRANTORS.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

Shelby County, AL 09/03/2015
State of Alabama
Deed Tax: \$108.00


20150903000307660 1/4 \$131.00
Shelby Cnty Judge of Probate, AL
09/03/2015 08:43:28 AM FILED/CERT

TO HAVE AND TO HOLD to the said **HILDA B. POSEY AND MICKEY B. CROWE**, their heirs and assigns forever.

IN WITNESS WHEREOF, **JOEL B. BEARDEN AND HAZEL M. BEARDEN** have hereunto set their hands and seals, this 26th day of February, 2004.

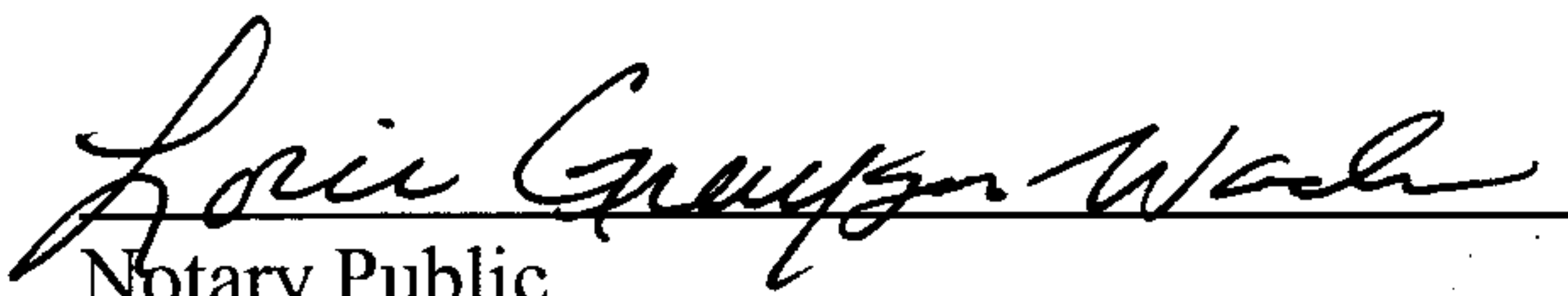
 (SEAL)
JOEL B. BEARDEN

 (SEAL)
HAZEL M. BEARDEN

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **JOEL B. BEARDEN, a married man**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, he, with full authority, executed the same voluntarily on the date the same bears date.

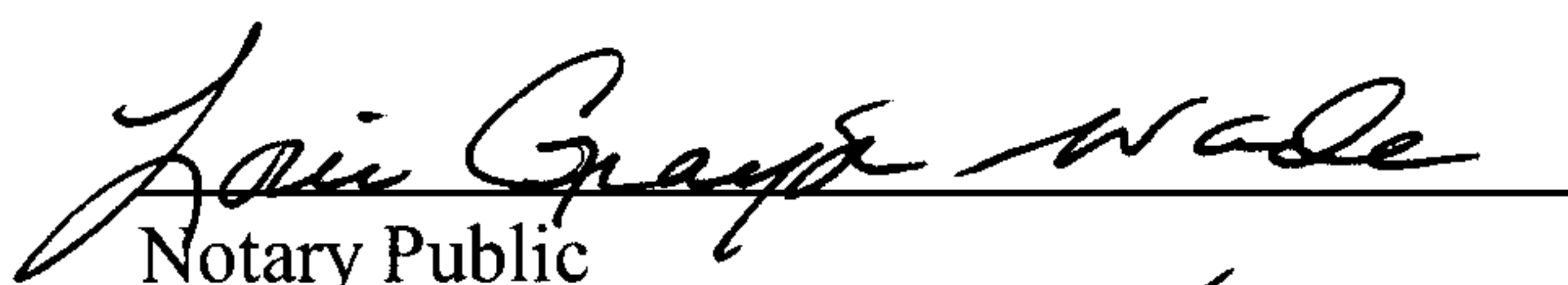
Given under my hand and official seal this 26th day of February, 2004.


Notary Public
My Commission Expires: 11/06/04
(SEAL)

THE STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that **HAZEL M. BEARDEN, a married woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she, with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 26th day of February, 2004.


Notary Public
My Commission Expires: 11/06/04
(SEAL)

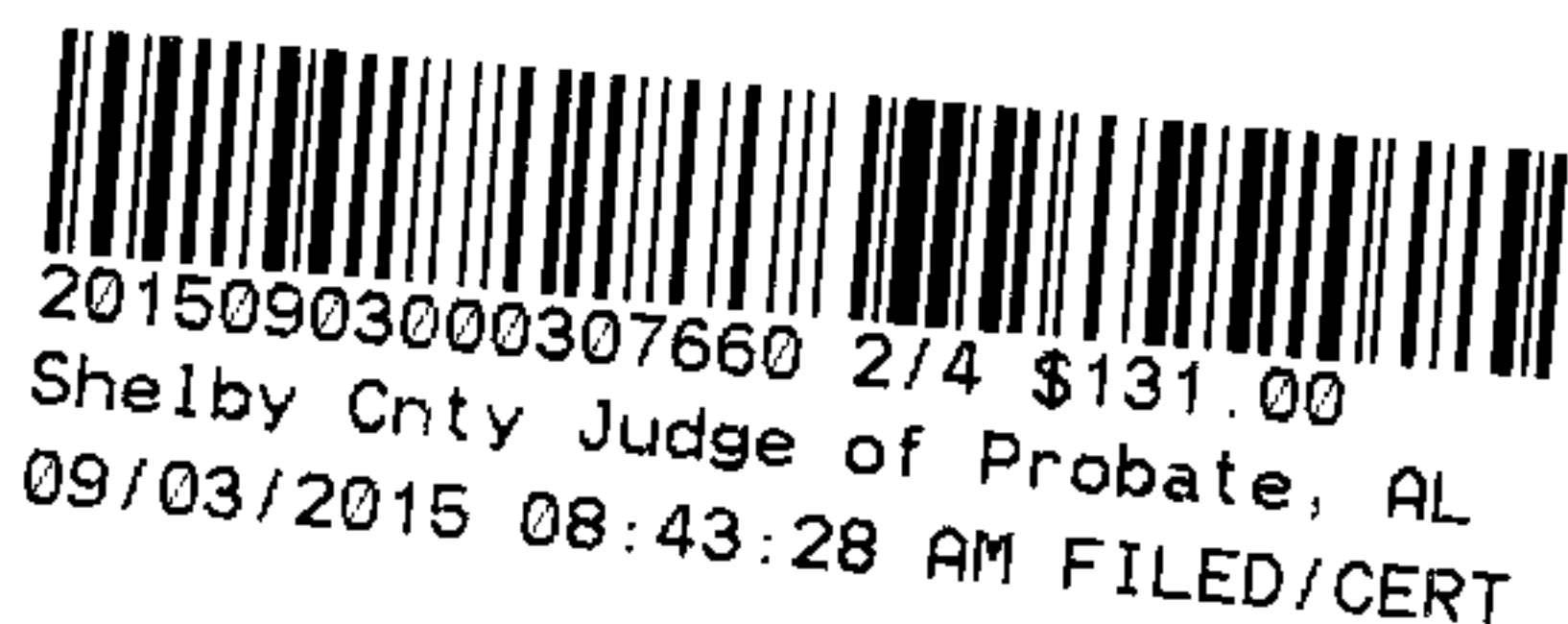
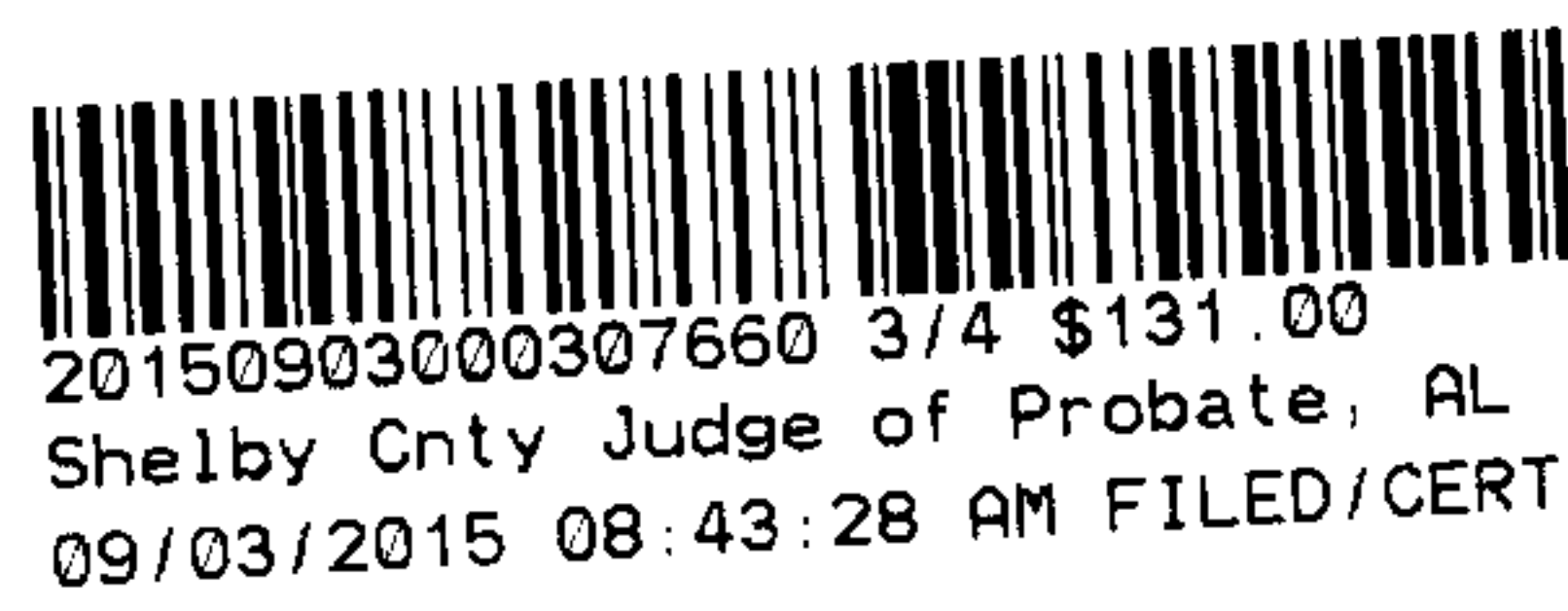


EXHIBIT A

PROPERTY DESCRIPTION

Lot 2, according to the amended map of Chase Plantation, as recorded in Map Book 8, Page 79 in the Probate Office of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Joel B. Bearden
Mailing Address Hazel M. Bearden
#2 Ashford Circle
Birmingham AL 35244

Grantee's Name Mickey B. Crowe
Mailing Address Hilda B. Posey
905 Lake Forest Circle
Birmingham AL
35244

Property Address #2 Ashford Circle
Birmingham AL
35244

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 107,900.00

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 Tax Assessor Value

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 Lynn Campisi

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

