

20151014000359770
10/14/2015 02:07:34 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:
LINDA W. BRAMBLETT AND JAMES H. BRAMBLETT
337 OLD CAHABA TRAIL
HELENA, AL 35080
File No. 2301-227027

MAIL TAX STATEMENTS TO:
LINDA W. BRAMBLETT AND JAMES H. BRAMBLETT
337 OLD CAHABA TRAIL
HELENA, AL 35080

This document prepared by:
GEORGE VAUGHN, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
7166343405

Tax ID No.: 13 4 20 1 003 010.000

QUIT CLAIM DEED

THIS DEED made and entered into on this 7th day of October, 2015, by and between **LINDA W. BRAMBLETT AND JAMES H. BRAMBLETT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 337 OLD CAHABA TRAIL, HELENA, AL 35080, hereinafter referred to as Grantor(s) and **LINDA W. BRAMBLETT AND JAMES H. BRAMBLETT, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 337 OLD CAHABA TRAIL, HELENA, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, ALABAMA:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 337 OLD CAHABA TRAIL, HELENA, AL 35080

Subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: DOCUMENT NUMBER 20020606000268030, Recorded: 06/06/2002

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Linda W. Bramblett
LINDA W. BRAMBLETT

James H. Bramblett
JAMES H. BRAMBLETT

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that LINDA W. BRAMBLETT AND JAMES H. BRAMBLETT, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 7 day of Oct, 2015

Vivian D. Escott
NOTARY PUBLIC
My commission expires: _____
Vivian D. Escott

My Commission Expires
August 17, 2016

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.



EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 710, ACCORDING TO THE SURVEY OF OLD CAHABA, CEDAR CREST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

TAX ID NO.: 13 4 20 1 003 010.000

PROPERTY COMMONLY KNOWN AS: 337 OLD CAHABA TRAIL, HELENA, AL 35080

Real Estate Sales Validation Form

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

Grantor's Name Linda W. Bramblett
Mailing Address James H. Bramblett
337 Old Cahaba Trail
Helena, AL 35080

Grantee's Name Linda W. + James H. Bramblett
Mailing Address 337 Old Cahaba Trail
Helena, AL 35080

Property Address 337 Old Cahaba Trail
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 146,100.00

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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 10-14-2015



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/14/2015 02:07:34 PM
\$24.00 CHERRY
20151014000359770

Print Kimberely Justus

Sign Kimberely Justus

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1