

This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.


Send Tax Notice To:
James Marion Robinson
1026 Briarcliff

Trace

Birmingham, AL

35242

This instrument was prepared by:
Lindsey J. Allison, Esq.
Allison & May, L.L.C.
P. O. Box 380275
Birmingham, AL 35238


20151124000405300 1/3 \$304.50
Shelby Cnty Judge of Probate, AL
11/24/2015 11:22:54 AM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Keri Lee Robinson, an unmarried woman, and James Marion Robinson, unmarried man**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **James Marion Robinson, an unmarried man** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to wit:

DESCRIPTION:

Lot 2408, according to the Survey of Brook Highland, 24th Sector, an Eddleman Community, as recorded in Map Book 28, Page 17, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

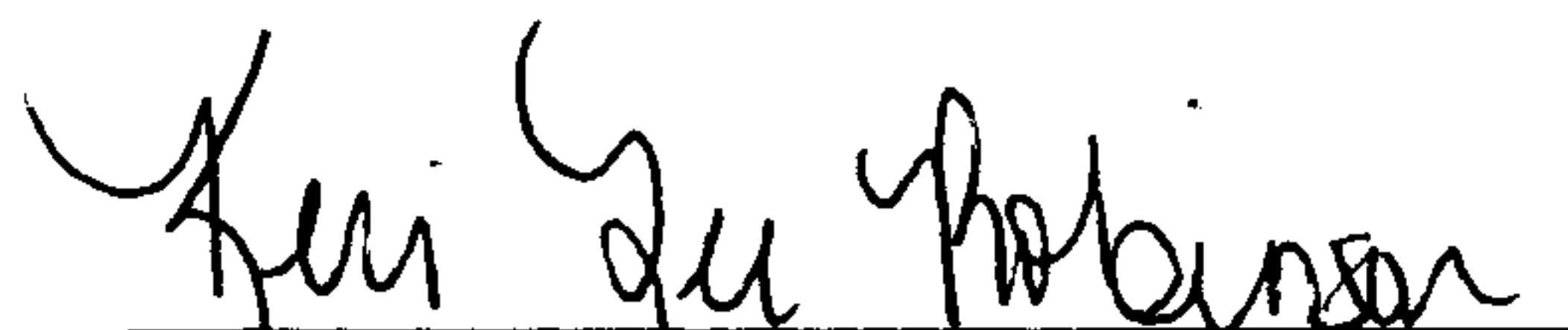
1. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**
2. **All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.**

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama; case styled Keri Robinson v. James Robinson, Case Number DR 2015-900520.

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

Shelby County, AL 11/24/2015
State of Alabama
Deed Tax: \$284.50

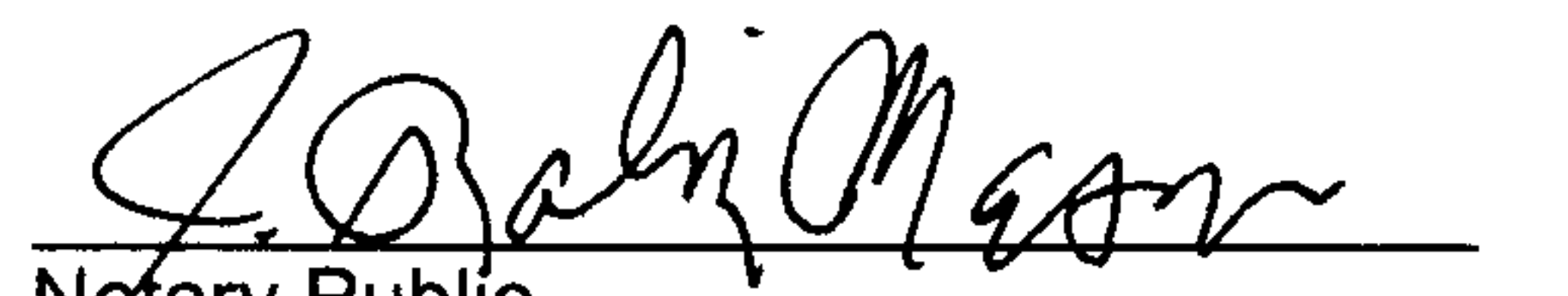
9th IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the
day of November, 2015.

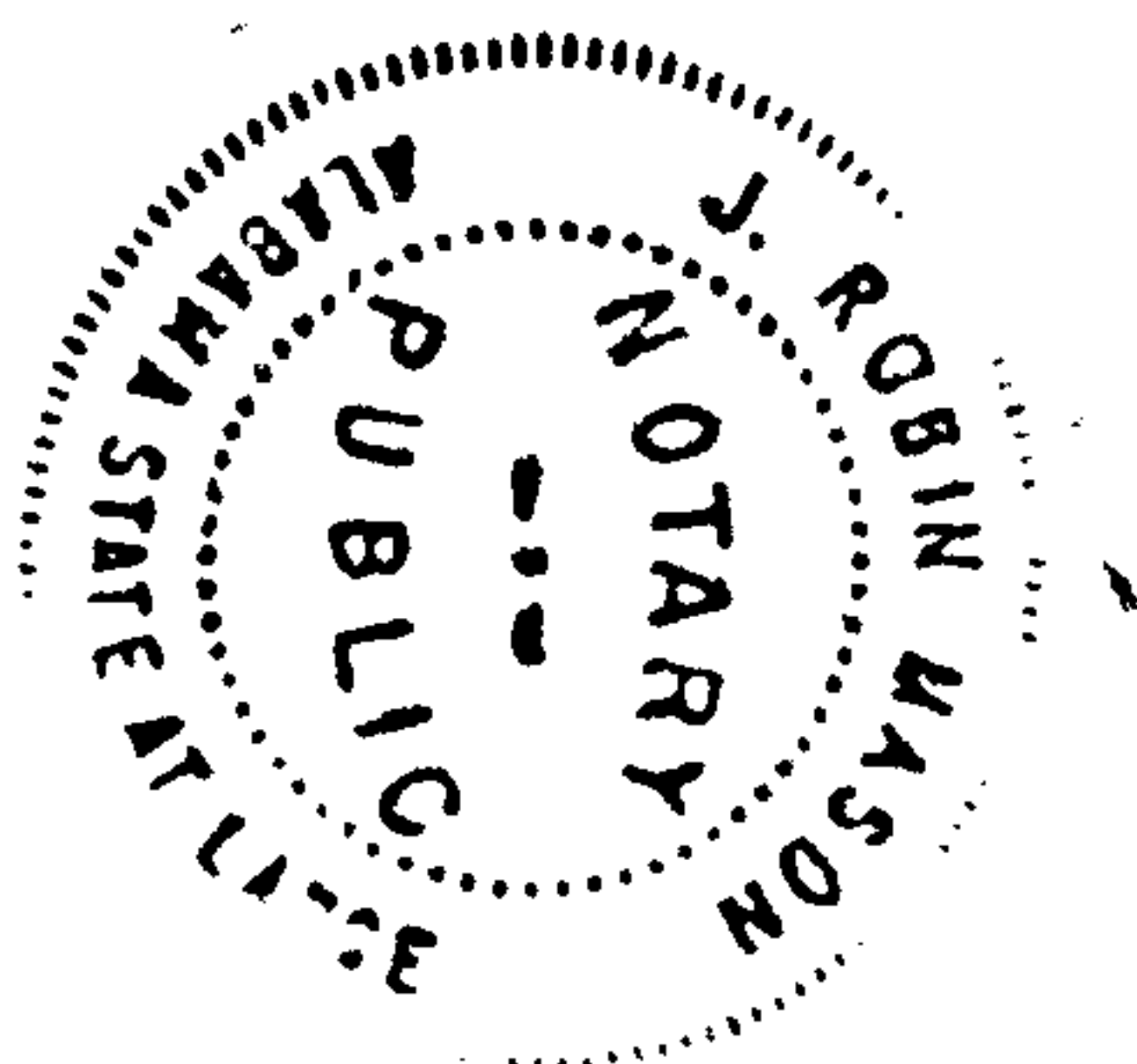

Keri Lee Robinson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Keri Lee Robinson, 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/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 9 day of NOVEMBER, 2015.


Notary Public
My Commission Expires: 3/21/2017






James Marion Robinson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that James Marion Robinson, 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/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this the 11/19 day of November 2015.


Notary Public
My Commission Expires: 5/15/17


20151124000405300 2/3 \$304.50
Shelby Cnty Judge of Probate, AL
11/24/2015 11:22:54 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name JAMES & KERE ROBINSON
Mailing Address 1026 BREARCLIFF
BIRMINGHAM, AL
35242

Grantee's Name JAMES ROBINSON
Mailing Address 1026 BREARCLIFF
BIRMINGHAM, AL
35242

Property Address 1026 BREARCLIFF
BIRMINGHAM, AL
35242

Date of Sale 11-19-15

Total Purchase Price \$

or

Actual Value \$

TAX or
Assessor's Market Value \$ 284,190.00

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



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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 11-24-15

Print LINDSEY ALISON

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one