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11/30/2015 03:12:16 PM
QCDEED 1/3

Prepared by:
Jul A. McLeod, Esq.
McLeod & Associates, LLC
1957 Hoover Court, #306
Birmingham, AL 35226

This quitclaim deed is being prepared to clear title for the estate.

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, I, JUANITA TIDWELL, a married woman (herein referred to as Grantor), do hereby release, remise and quitclaim unto PAULA GORDON WHITE (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 44, according to the Survey of Timber Park, Phase III, as recorded in Map Book 15, page 11, in the Probate office of Shelby County, Alabama.

Subject property is not the homestead of the Grantor or her spouse.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 19 day of October, 2015.


JUANITA TIDWELL

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that, JUANITA TIDWELL, 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 said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on this 19th day of October, 2015.

Henry L. Jones
NOTARY PUBLIC

My commission expires: 11-7-15

Real Estate Sales Validation Form

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

Grantor's Name JUANITA TIDWELL

Grantee's Name PAULA GORDON WHITE

Mailing Address 1514 TIMBER DRIVE
HELENA, AL 35080

Mailing Address 1514 TIMBER DRIVE
HELENA, AL 35080

Property Address 1514 TIMBER DRIVE
HELENA, AL 35080

Date of Sale November 25, 2015

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PM QCDEED 3/3

Total Purchase Price \$ QUIT CLAIM DEED (to clear
or title)

Actual Value \$

or

Assessor's Market Value \$ 500.00

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

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 November 25, 2015

Print Malcolm S. McLeod

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

My Commission Expires
March 8th, 2018



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2015 03:12:16 PM
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