

STATE OF ALABAMA

COUNTY OF SHELBY

20151207000418010 1/2 \$101.50
Shelby Cnty Judge of Probate: AL
12/07/2015 03:25:37 PM FILED/CERT

Shelby County, AL 12/07/2015
State of Alabama
Deed Tax: \$84.50

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ten dollars and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned **TWANA JONES**, a married woman, ("Grantor"), hereby remises, releases, quitclaims, sells, and conveys to **TYRONE JONES**, a married man, ("Grantee"), all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 253, according to the plat of The Lakes at Hidden Forest, Phase 2, as recorded in Map Book 37, Page 122 A & B, in the Office of the Probate Judge of Shelby County, Alabama.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 7th day of December, 2015.


TWANA JONES, Grantor

ACKNOWLEDGEMENT

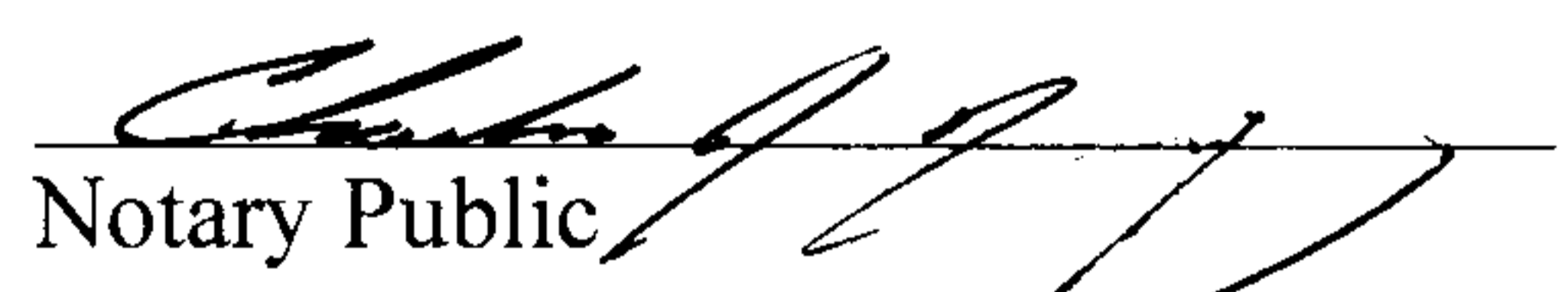
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **TWANA JONES**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 7TH day of DECEMBER, 2015.




Notary Public
My commission expires 10-19-16

This instrument was prepared by:
Stephen A. Brown
Attorney at Law
3038 Massey Road
Vestavia Hills, Alabama 35216

Real Estate Sales Validation Form

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

Grantor's Name Tyrone Jones
Mailing Address 128 Dallas Lane
Montevallo AL 35115

Grantee's Name Tyrone Jones
Mailing Address 128 Dallas Lane
Montevallo AL 35115

Property Address 128 Dallas Lane
Montevallo AL 35115

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 169,000

1/2 Value

84,500



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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 12/1/2015

Print Tyrone Jones

☐ Unattested
(verified by)

Sign Tyrone Jones
(Grantor/Grantee/Owner/Agent) circle one