

Quitclaim Deed

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS


That in consideration of the sum of TEN DOLLARS AND NO/100 DOLLARS (\$10.00) to William Keller, a single man, in hand paid by Brooke Korin Hundley (formerly known as Brooke Keller, whose name changed to Brooke Korin Hundley by virtue of Order of Change of Name dated June 4, 2015 entered and filed in the Probate Court of Shelby County, Alabama), the receipt whereof is hereby acknowledged, I do remise, release, quit claim and convey to the said Brooke Korin Hundley all my right, title, interest, and claim in or to the following described real estate, to-wit:

Lot 724, according to the survey of Eagle Point, 7th Sector, as recorded in Map Book 20, Page 18 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance complies with the terms of the Final Judgment of Divorce rendered in Shelby County Circuit Court bearing Case No. DR-2014-900294 between Brooke K. Keller (Hundley) and William H. Keller, III.

To have and to hold to the said Brooke Korin Hundley, her heirs and assigns forever.

Given under my hand and seal this 1ST day of DECEMBER, 2015.


20160104000001780 1/2 \$187.00
Shelby Cnty Judge of Probate, AL
01/04/2016 01:52:27 PM FILED/CERT



WILLIAM KELLER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that William Keller, a single man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 1ST day of DECEMBER A.D. 2015.

My Commission Expires: 5/15/17


Notary Public

THIS DEED PREPARED BY:
STEPHEN R. ARNOLD, Attorney at Law
2025 Third Avenue North, Suite 500, Birmingham, Alabama 35203

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

Real Estate Sales Validation Form

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

Grantor's Name William H. Keller
Mailing Address 158 Windsor Lane
Pelham, AL 35124

Grantee's Name Brooke Hundley
Mailing Address 2012 Eagle Creek Circle
Birmingham AL
35242

Property Address 2012 Eagle Creek Circle
Birmingham, AL
35242

Date of Sale December 1, 2015
Total Purchase Price \$ 10.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 339,700 / 169,850

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 12-29-15

Print Brooke Hundley

Sign Brooke Hundley

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20160104000001780 2/2 \$187.00
Shelby Cnty Judge of Probate, AL
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erified by)

Form RT-1