

Return to after recordation:

NationalLink, 300 Corporate Center Drive Suite 300, Moon Township, PA 15108

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

1-24106

PHYLLIS J. RUSSELL who acquired title as PHYLLIS J. SMITH, married, whose mailing address is 1308 Greystone Parc Drive, Birmingham, AL 35242, hereinafter referred to as "Grantor"

and

PHYLLIS J. RUSSELL and DWIGHT D. RUSSELL, wife and husband, as joint tenants with rights of survivorship whose mailing address is 1308 Greystone Parc Drive, Birmingham, AL 35242, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Zero and 00/100 Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 73, according to the survey of The Parc at Greystone, as recorded in Map Book 32, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed to Phyllis J. Smith by fee simple deed from William H. Burton and Ellen M. Burton, husband and wife, as set forth in Inst. # 20090824000323860, dated 07/28/2009, recorded 08/24/2009, in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.

2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set their respective hand and seal on this 15th day of October, 20 15.

Phyllis J. Russell who acquired title as
PHYLLIS J. RUSSELL who acquired title as
PHYLLIS J. SMITH *Phyllis J. Smith*

STATE OF ALABAMA
COUNTY OF SHELBY

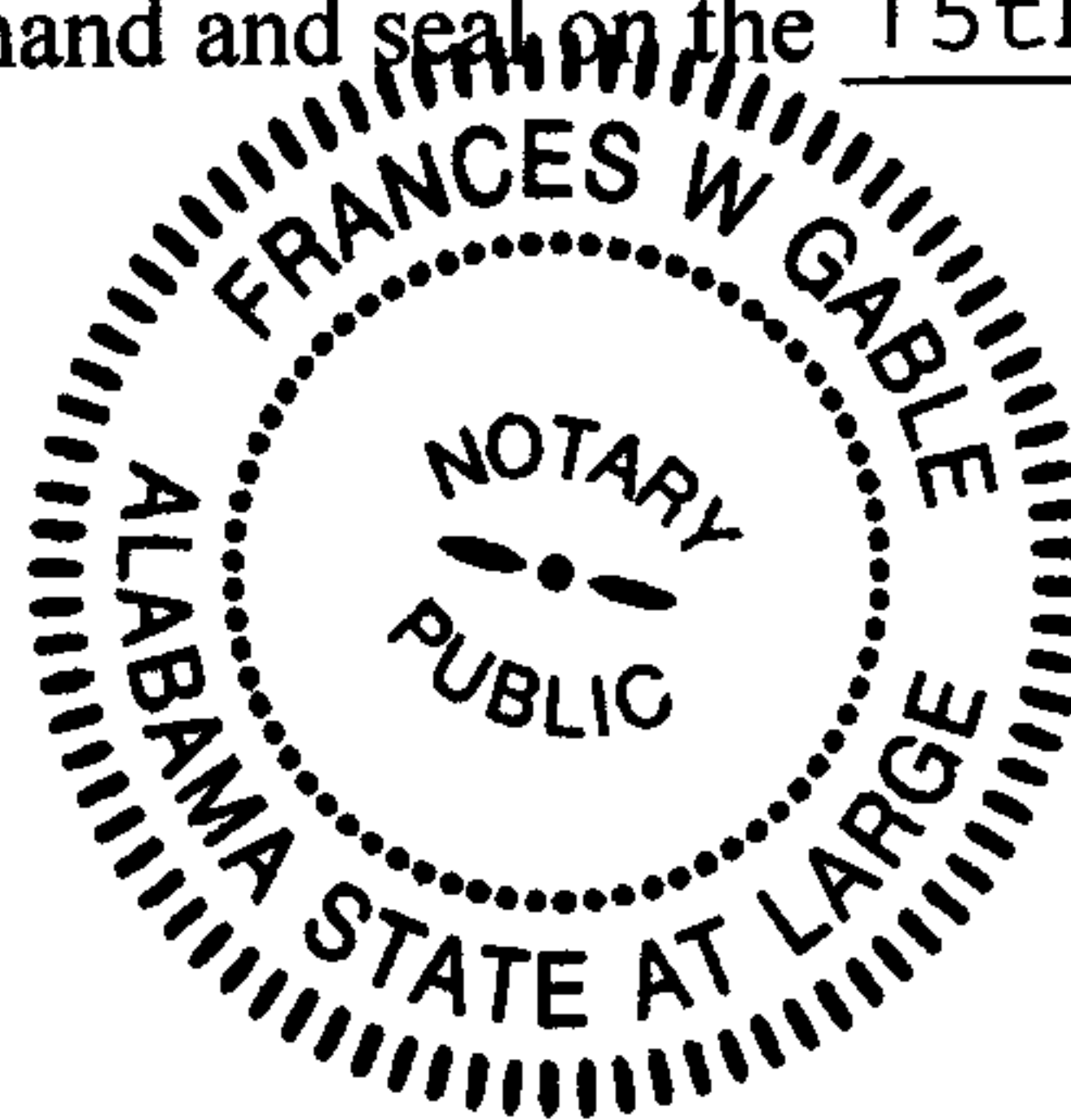
I, the undersigned Notary Public in and for said County and State, hereby certify that PHYLLIS J. RUSSELL who acquired title as PHYLLIS J. SMITH, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 15th day of October, 20 15.

Frances W. Gable
Notary Public

Frances W. Gable
Print Name

My Commission expires: April 29, 2019



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004, P.O. Box 1896, Fairhope, AL 36532-1896
Deeds on Demand, LLC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Grantor's address:

1308 Greystone Parc Drive, Birmingham, AL 35242

Grantee's address:

1308 Greystone Parc Drive, Birmingham, AL 35242

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name PHYLLIS J. RUSSELL acquired
 Mailing Address title as PHYLLIS J. SMITH
1308 Greystone Parc Dr
Birmingham, AL 35242

Grantee's Name PHYLLIS J. RUSSELL AND
 Mailing Address DWIGHT D. RUSSELL
1308 Greystone Parc Dr
Birmingham, AL 35242

Property Address 1308 Greystone Parc Dr
Birmingham, AL 35242

Date of Sale 10/15/2015

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 359,500.00 *Half Assessed value*
\$179,750.00

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

☐ Appraisal

☐ Sales Contract

☒ Other QUITCLAIM DEED

☐ 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.

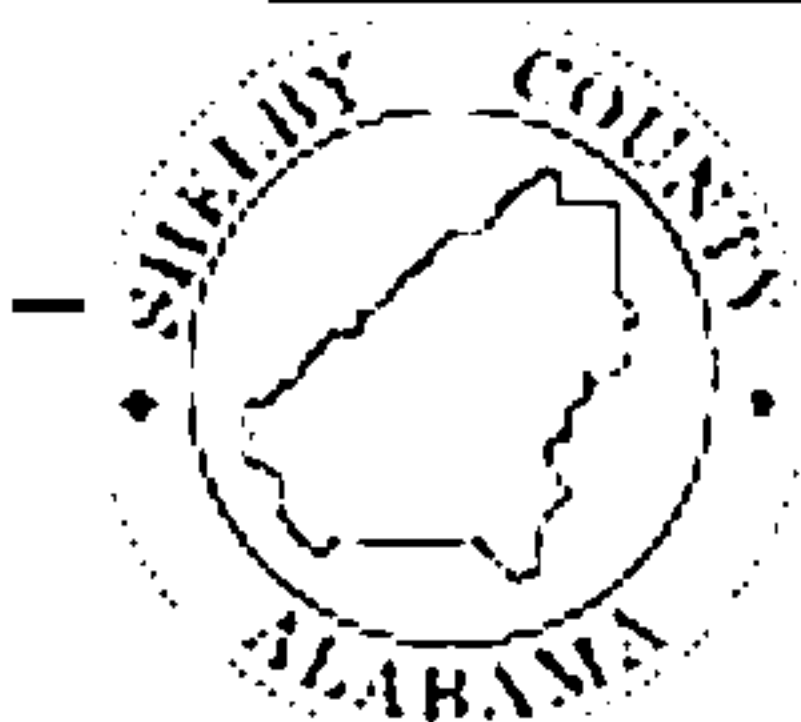
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 10/16/2015

Print James Quigley



Filed and Recorded
 Official Public Records

Judge James W. Fuhrmeister, Probate Judge

County Clerk
 Shelby County, AL
 (verified by)

01/04/2016 02:28:12 PM

\$200.00 JESSICA

20160104000001950

Sign

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1