



20160112000011410 1/3 \$412.00
Shelby Cnty Judge of Probate, AL
01/12/2016 11:33:07 AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

**QUITCLAIM DEED-JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid to **MYRON L. KIRBY** and **MELAINE E. KIRBY**, husband and wife (hereinafter called the Grantors) as tenants in common, the receipt whereof is hereby acknowledged, the Grantors do hereby GRANT, CONVEY AND QUITCLAIM to **MYRON L. KIRBY** and **MELANIE E. KIRBY**, husband and wife, (hereinafter called Grantees), for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantors' right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 217, ACCORDING TO THE SURVEY OF LAKEWOOD, PHASE 2, AS RECORDED IN MAP BOOK 35 PAGE 42 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns forever.

Given under our hands and seals, this the 12th day of January, 2016.

 (SEAL)
Grantor - **MYRON L. KIRBY**

Shelby County, AL 01/12/2016
State of Alabama
Deed Tax: \$392.00


STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Deborah Noble Quinn, a notary public in and for said County, in said State, do hereby certify that **MYRON L. KIRBY**, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2016.




Notary Public
My Commission Expires: 5/21/19



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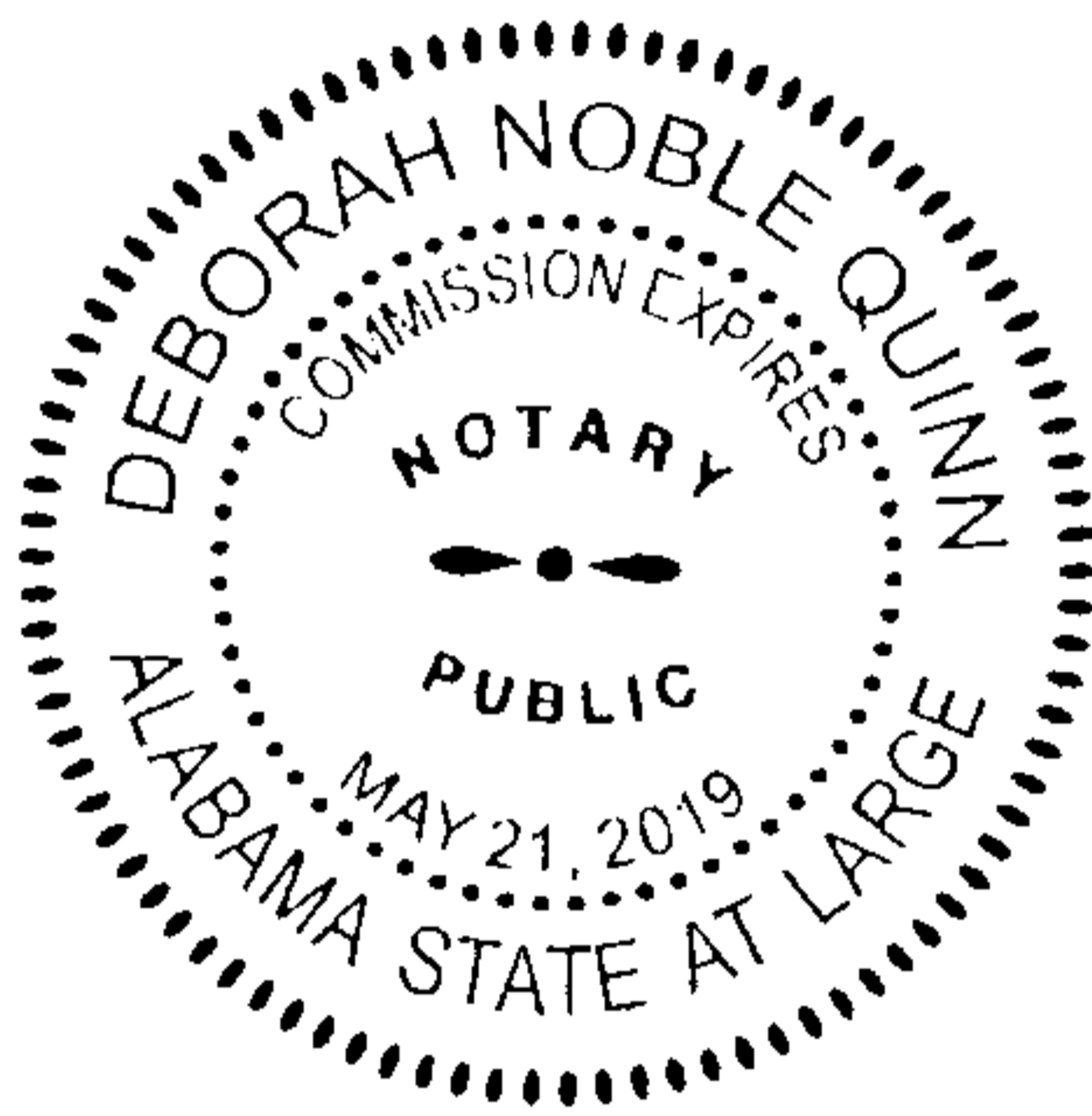
Melanie E Kirby (SEAL)
Grantor – MELANIE E. KIRBY

STATE OF ALABAMA)
)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Deborah Noble Quinn, a notary public in and for said County, in said State, do hereby certify that **MELANIE E. KIRBY**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of January, 2016.



Deborah Noble Quinn
Notary Public
My Commission Expires: 5/21/19

THIS INSTRUMENT PREPARED BY:
Harwell Law Firm LLC
1063 Narrows Way, Suite A
Birmingham, AL 35242
(205)980-1445

Real Estate Sales Validation Form

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

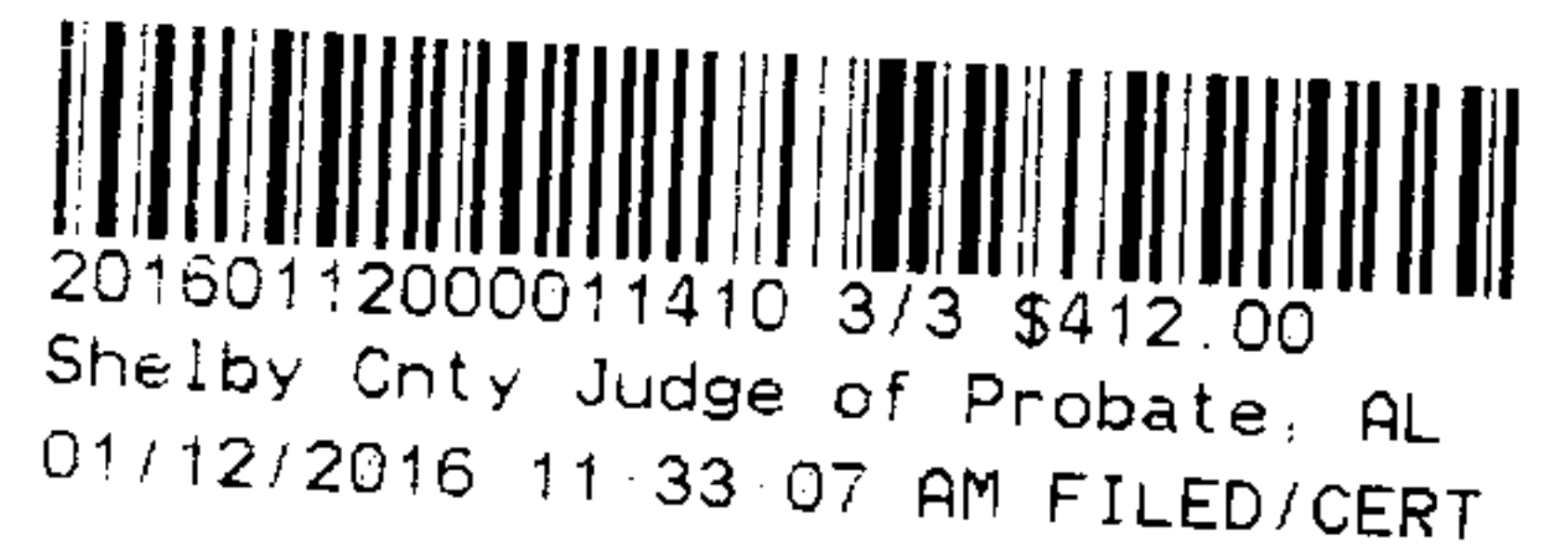
Grantor's Name Myron L Kirby & Melanie E Kirby Grantee's Name Myron L Kirby & Melanie E Kirby
Mailing Address

Property Address 192 Shore Front Ln
Wilsonville AL
35186

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 391,540

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 1/12/2016

Print Melanie E Kirby

X Unattested Karen Nelson (verified by)

Sign Melanie E Kirby (Grantor/Grantee/Owner/Agent) circle one