

TITLE NOT EXAMINED

This instrument prepared by:
J. T. Tully, Attorney At Law
900 Alford Ave
Hoover, Alabama 35226

Send Tax Notice To:
Scott Edward Tucker
173 Wild Timber Parkway
Pelham, Alabama 35124

QUIT CLAIM DEED



20160122000021930 1/2 \$193.50
Shelby Cnty Judge of Probate, AL
01/22/2016 08:32:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100----- Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, Leigh Anne Tucker, an unmarried woman, hereinafter referred to as Grantor, hereby remises, releases, quitclaims, grants, sells, transfers, and conveys to Scott Edward Tucker, an unmarried man, herein referred to as Grantee all her right, title interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 38, according to the Final Plat of Wild Timber, Phase 3, as recorded in Map Book, 34 Page 118 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD UNTO SAID GRANTEE, SCOTT EDWARD TUCKER, AND HIS HEIRS FOREVER.

Given under my hand and seal on this the 20th day of January, 2016.

Witness:

Jane Kerslake

Leigh Anne Tucker
LEIGH ANNE TUCKER

STATE OF ALABAMA

SHELBY COUNTY

Shelby County, AL 01/22/2016
State of Alabama
Deed Tax:\$176.50

I, Candice D. Hoops a Notary Public in and for said County, in said State, hereby certify that LEIGH ANNE TUCKER whose names 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 seal this 20th day of January, 2016.

Candice D. Hoops
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Leigh Anne Tucker
Mailing Address 173 Wild Timber Pkwy
Pelham AL 35124

Grantee's Name Scott Tucker
Mailing Address 173 Wild Timber Pkwy
Pelham AL 35124

Property Address 173 Wild Timber Pkwy
Pelham AL 35124

Date of Sale 1/20/16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$352,100 / half interest 176,500



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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other due to divorce

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 1/22/16

Print Leigh Anne Tucker

☒ Unattested Karen Mabe
(verified by)

Sign Leigh Anne Tucker
(Grantor/Grantee/Owner/Agent) circle one