

Shelby County, AL 01/27/2016  
State of Alabama  
Deed Tax: \$116.50

20160127000027670 1/5 \$142.50  
Shelby Cnty Judge of Probate, AL  
01/27/2016 12:44:35 PM FILED/CERT

Recording requested by: \_\_\_\_\_

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Jessica L. Nix

Name Jessica Nix

Address: 5152 Hollow Log Lane

Address 5152 Hollow Log Lane

City/State/Zip: Birmingham, AL 35244

City/State/Zip Birmingham, AL 35244

Property Tax Parcel/Account Number: \_\_\_\_\_

## Quitclaim Deed

This Quitclaim Deed is made on \_\_\_\_\_, between

Patricia K. Hopper, Grantor, of 5243 Heatherhedge Circle  
\_\_\_\_\_, City of Birmingham, State of Alabama,

and Jessica L. Nix, Grantee, of 5152 Hollow Log Lane  
\_\_\_\_\_, City of Birmingham, State of Alabama.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 5152 Hollow Log Lane  
\_\_\_\_\_, City of Birmingham, State of Alabama :

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.  
Taxes for the tax year of 2016 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 1-27-2016

Patricia K. Hopper  
Signature of Grantor

\_\_\_\_\_  
Signature of Grantor

Patricia K. Hopper  
Name of Grantor

\_\_\_\_\_  
Name of Grantor

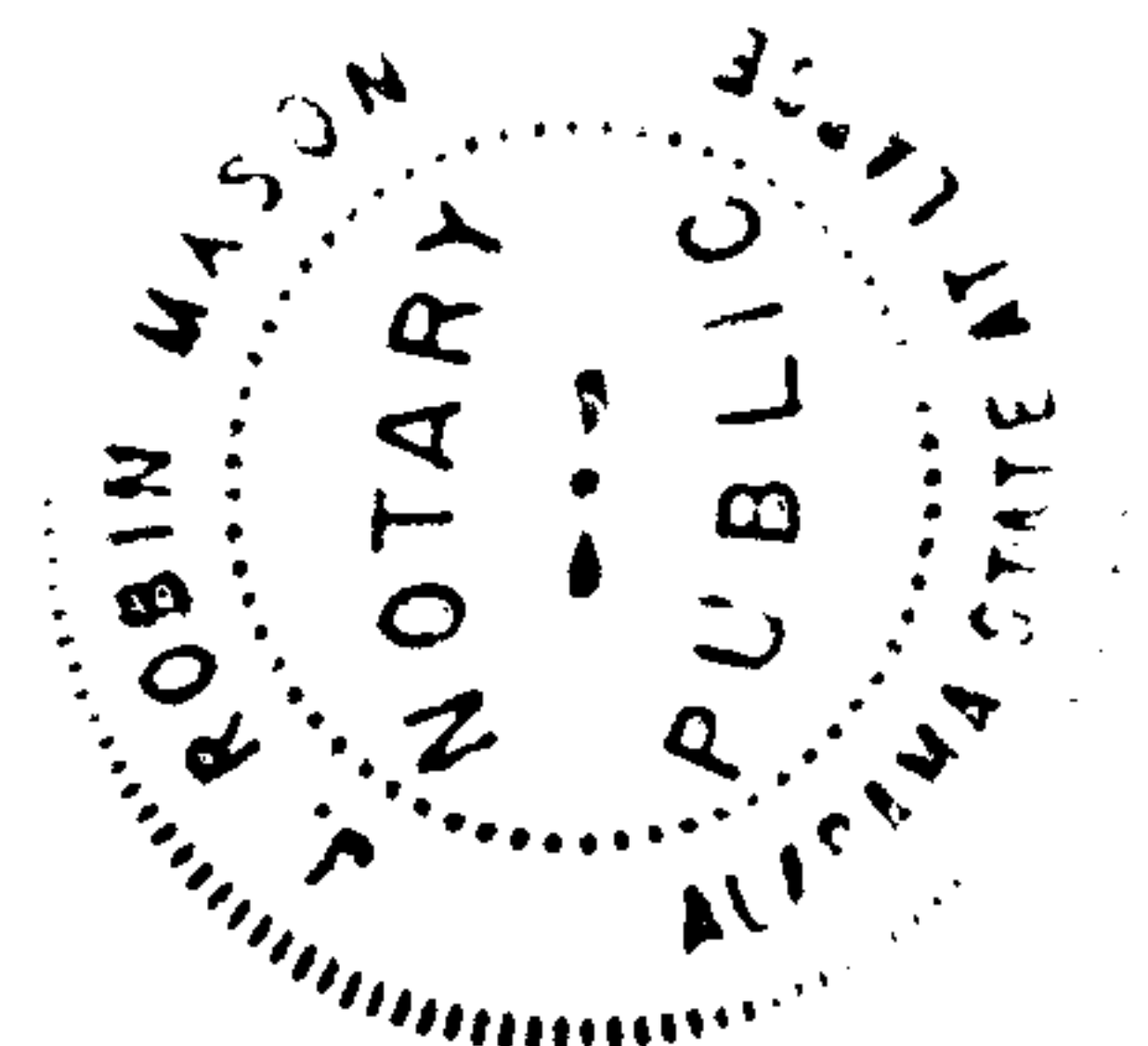
State of ~~California~~ ALABAMA


County of Shelby } S.S.

On 01/27/2016, before me, J. Robin Mason  
(name and title of notary), personally appeared PATRICIA K HOPPER,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are sub-  
scribed to the above instrument and acknowledged to me that they/he/she executed the instrument in their/  
his/her authorized capacity. I certify under penalty of perjury under the laws of the State of ~~California~~ ALABAMA that  
the foregoing is true and correct. Witness my hand and official seal.

J. Robin Mason  
Notary Signature

Seal



  
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Dated: 1/27/16

Patricia K. Hopper  
Signature of Grantor

Patricia K. Hopper  
Name of Grantor

Deborah Allen  
Signature of Witness #1

Deborah Corcoran  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Heather Farnham  
Printed Name of Witness #2

State of Alabama County of Shelby  
On 1-27-2016, the Grantor, Patricia K. Hopper,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

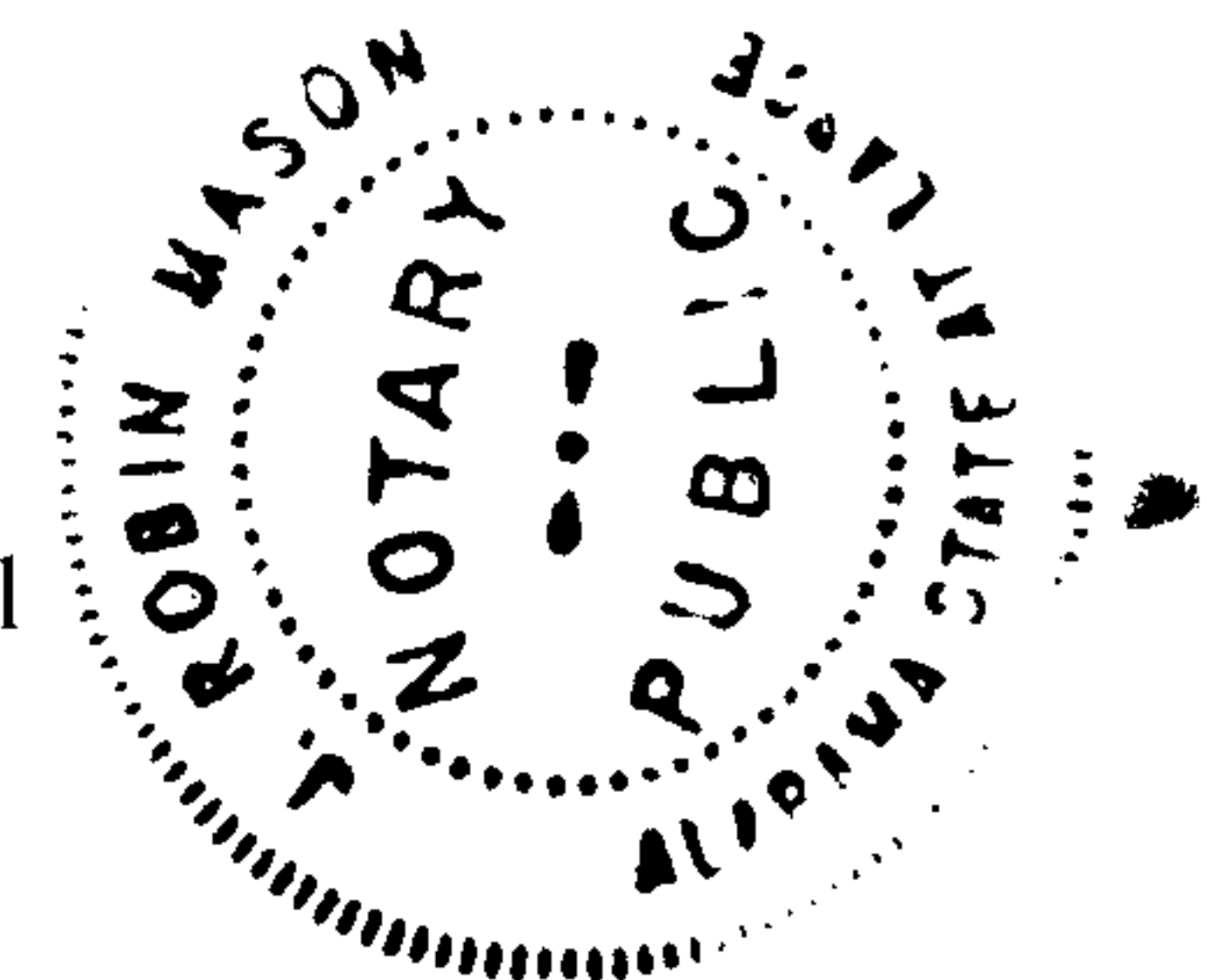
J. Robin Mason  
Notary Signature

Notary Public,

In and for the County of Shelby State of Alabama

My commission expires: 03/21/2017

Seal



Send all tax statements to Grantee.




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Quitclaim Deed Pg.2 (11-12)



EXHIBIT A  
Legal Description

  
20081204000456990 2/2 \$19.00  
Shelby Cnty Judge of Probate, AL  
12/04/2008 12:58:01PM FILED/CERT

Lot 69, according to the survey of Homestead, Third Sector, as recorded in Map Book 6, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, building lines, utility agreements, mineral and mining rights and rights of way of record.

Also

**A Parcel of land situated in the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:**


**Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West; thence S.89°24'31"E. along the North line of said 1/4-1/4 section, a distance of 100.00 feet to the POINT OF BEGINNING; thence continue easterly along said line, a distance of 316.13 feet; thence S.08°47'29"W., a distance of 101.03 feet; thence N.89°24'31"W., a distance of 301.72 feet; thence N.00°35'29"E., a distance of 100.00 feet to the POINT OF BEGINNING. Containing 30,891.59 square feet, more or less.**

LESS AND EXCEPT:

**A Parcel of land situated in the SW 1/4 of Section 15 and in the NE 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:**

**Begin at the NW Corner of the SW 1/4 of the SW 1/4 of Section 15, Township 19 South, Range 2 West, said point being the POINT OF BEGINNING; thence N.43°42'31"W., a distance of 42.10 feet; thence N.40°02'29"E., a distance of 285.31 feet to the southerly right of way line of Hollow Log Lane (60' ROW); thence S.70°41'31"E. and along said right of way, a distance of 106.92 feet; thence S.40°02'29"W. and leaving said right of way, a distance of 241.03 feet; thence S.00°35'29"W., a distance of 30.01 feet to the North line of the SW 1/4 of the SW 1/4 of said Section 15; thence N.89°24'31"W. and along said line, a distance of 100.00 feet to the POINT OF BEGINNING. Containing 29,763.92 square feet, more or less.**

Being property described in Instrument# 20070312000111640, recorded in the Probate Office of Shelby County, Alabama.

  
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# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

Patricia K. Hopper  
5243 Heatherhedge CR.  
Birmingham, AL  
35242

Grantee's Name  
Mailing Address

Jessica L. Nix  
5152 Hollow Log  
Lane, Birmingham  
Alabama 35244

Property Address

5152 Hollow  
Log Lane  
Birmingham, Alabama  
35244

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

33,100 <sup>00</sup> 1/2 =  
116,590

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 1-27-16

Print

Jessica L. Nix

Sign

Jessica L. Nix

(Grantor/Grantee/Owner/Agent) circle one

☒ Unattested

(verified by)

Paula Carter

Form RT-1

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