

This Instrument Prepared By:
Karen E. Cleveland
400 Century Park South, #224
Birmingham, AL 35226

Send Tax Notice To:
William & Marla McDonald
1123 Weybridge Way
Pelham, AL 35216

NO TITLE WORK PERFORMED

STATE OF ALABAMA)
COUNTY OF SHELBY)

20160210000043580
02/10/2016 02:06:39 PM
QCDEED 1/3

QUIT CLAIM DEED

JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, William L. McDonald and Marla S. McDonald, married husband and wife, (hereinafter, the "GRANTORS") hereby convey to William L. McDonald and Marla S. McDonald, married husband and wife and Heather Diane McDonald Tselentis, a married woman (hereinafter, the "GRANTEES"), a joint tenancy with right of survivorship, all rights, title and interest in that Real Property situated in the following described real estate, situated in Shelby County, Alabama, to wit:

Legal Description: Lot 620, according to the Final Plat of Weybridge at Ballantrae, Phase I, as recorded in Map Book 32, Page 123, in the Probate Office of Shelby County Alabama.

to have and to hold to said Grantees forever.

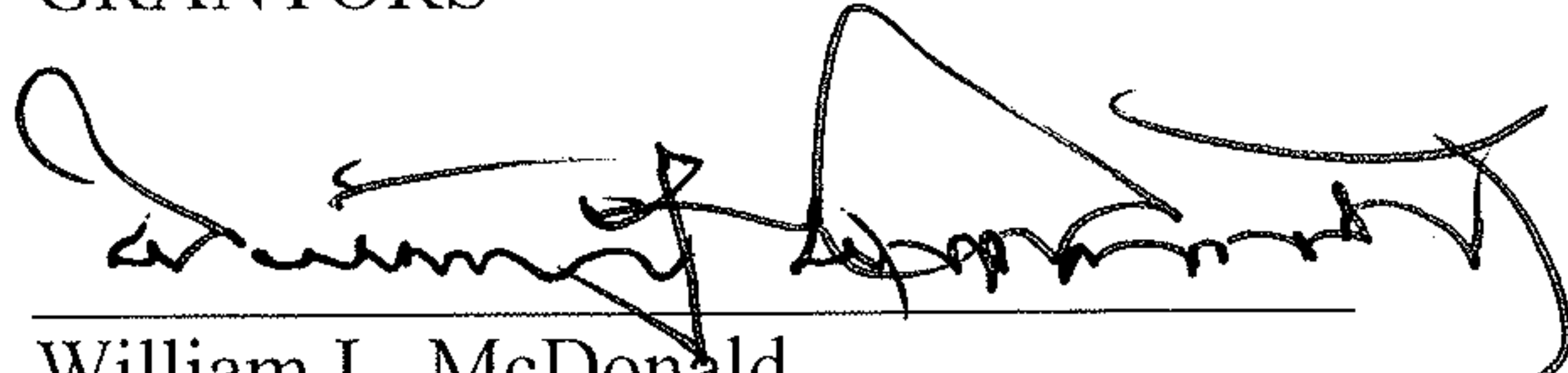
Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or any rights of way, and subject to any and all matters visible by survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein. **No warranties are given by the preparer.**

To Have And To Hold, to the said Grantees as joint tenants, with right of survivorship; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one or more joint tenants herein predeceases the other(s), his/her entire interest in fee simple shall pass to the surviving joint tenant(s), and, if the last surviving joint tenant does not convey the subject real estate prior to his/her death, then the heirs and assigns of the last surviving joint tenant herein shall take as tenants in common.

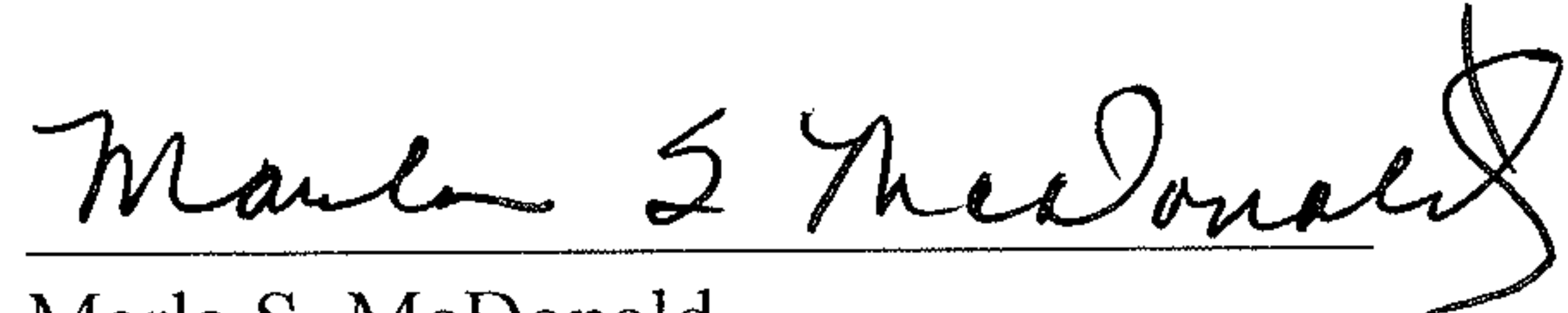
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Given under their hand and seal, this 10th day of February, 2016.

GRANTORS



William L. McDonald



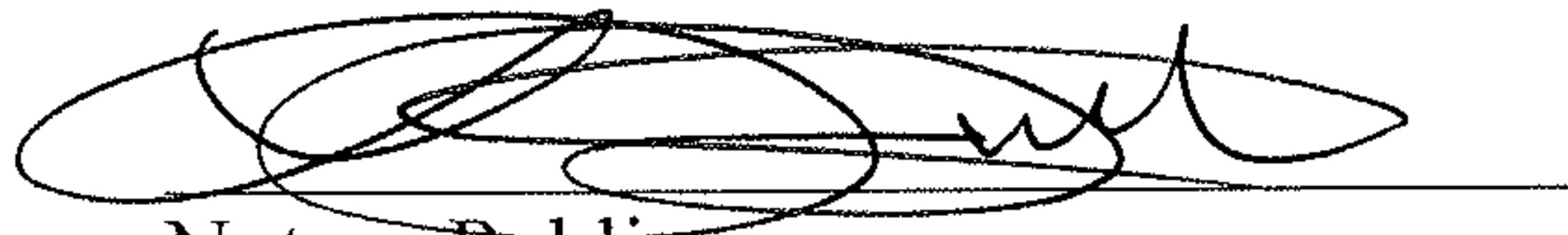
Marla S. McDonald

General Acknowledgement

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Leecrese Prescott, the undersigned authority, a Notary Public in and for said County and State, hereby certify that William L. McDonald and Marla S. McDonald, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 10th day of February, 2016.



Notary Public
My commission expires: April 26, 2017

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 + Marla McDonald
Mailing Address 1123 Weybridge Way Pelham AL 35124

Grantee's Name William + Marla McDonald + Heather Tselentis
Mailing Address 1123 Weybridge Way Pelham AL 35124

Property Address 1123 Weybridge Way Pelham AL 35124

Date of Sale 2/10/14
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 188,300.00
1/3 = 62766.67

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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 Tax Assessment (checked)

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 2/10/14

Print Karen Cleveland

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

