

20160426000137630  
04/26/2016 03:18:49 PM  
QCDEED 1/2

**QUITCLAIM DEED**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, **Melvin A. Prater, an married man**, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Melissa U. Prater**, (herein referred to as GRANTEE) all their right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

**Lot 36, according to the Survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County Alabama.**

For ad valorem tax purposes only, the address for the above described property is 36 Monte Tierra Trail, Alabaster, AL 35007.

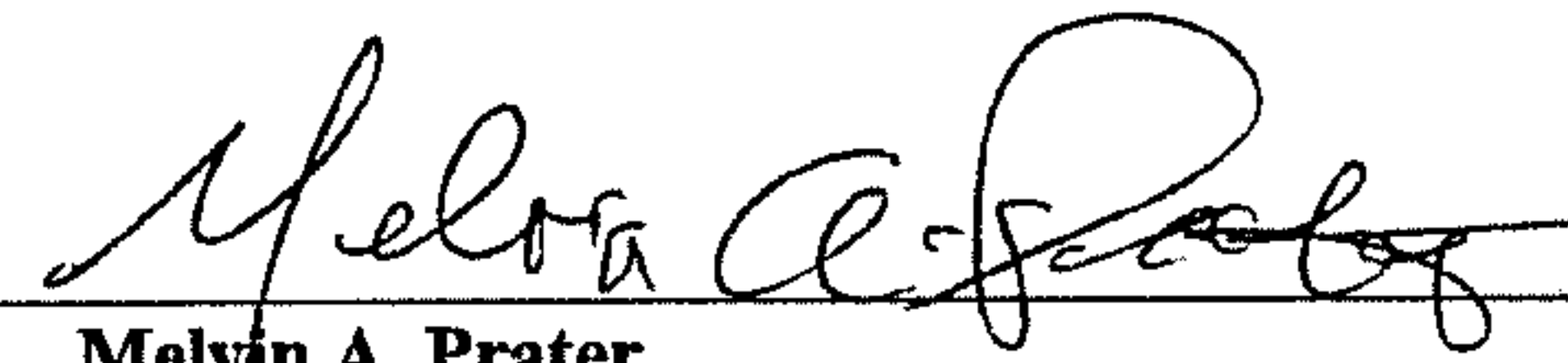
The above property is not the homestead or residence of the grantor or his spouse.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

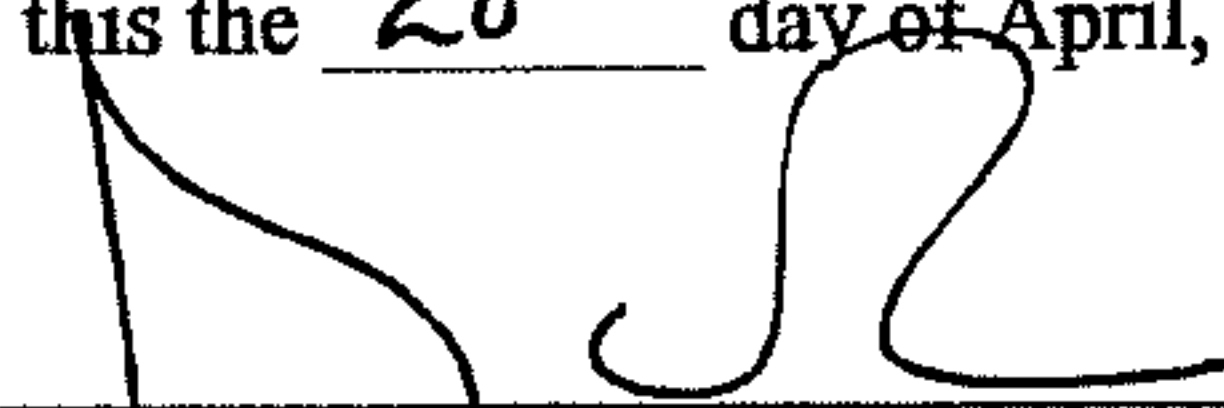
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20<sup>th</sup> day of April, 2016.

  
Melvin A. Prater

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Melvin A. Prater, 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 the 20<sup>th</sup> day of April, 2016.

  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**SONDRA D HALL**  
My Commission Expires  
12/4/2016

THIS INSTRUMENT PREPARED BY:

Rick Battaglia, Attorney at Law, 1753 Covington Ridge, Auburn, AL 36830

AFTER RECORDING RETURN TO:

Smith Closing and Title, LLC, 3000 Riverchase Galleria, Suite 705, Birmingham, AL 35244

## Real Estate Sales Validation Form

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

Grantor's Name Melvin A. Prater  
 Mailing Address 1032 Snowhill Circle  
Birmingham, AL 35242

Grantee's Name Melissa U. Prater  
 Mailing Address 36 Monte Tierra Trail  
Alabaster, AL 35007

Property Address 36 Monte Tierra Trail  
Alabaster, AL 35007

Date of Sale 04/20/2016

Total Purchase Price \$                     

or

Actual Value \$                     

or

Assessor's Market Value \$ 108,800.00 1/2 value = \$54,400



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 04/26/2016 03:18:49 PM  
 S71.50 CHERRY  
 20160426000137630

*[Signature]*

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

  x   Sales Contract

       Other

       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                     

Print Sondra D. Hall

       Unattested

Sign                     

(verified by)

(Grantor/Grantee/Owner/Agent) circle one