

QUIT CLAIM DEED

STATE OF ALABAMA

Shelby COUNTY



20160509000155580 1/2 \$301.50
Shelby Cnty Judge of Probate, AL
05/09/2016 12:04:14 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we TSACHAI N. MADURO AND ALISON A. MADURO, HUSBAND AND WIFE herein referred to as Grantor(s), hereby remises, releases, quitclaims, grants, sells, and conveys to DARNELL WILLIAMS AND DALE B. WILLIAMS, referred to as Grantee(s), all his/her/their right, title, interest and claim in or to the following described real estate, situated in SHELBY County, State of Alabama, to wit:

LOT 25, ACCORDING TO THE SURVEY OF QUAIL RUN, PHASE 2, AS RECORDED IN MAP BOOK 7, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: Easements, restrictive covenants, right of ways as shown by the public records and ad valorem taxes of record.

The preparer of this instrument is acting as scrivener only and performed no search of the title of the subject property.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 26 day of 3, 14.


TSACHAI N. MADURO


ALISON A. MADURO

STATE OF ALABAMA

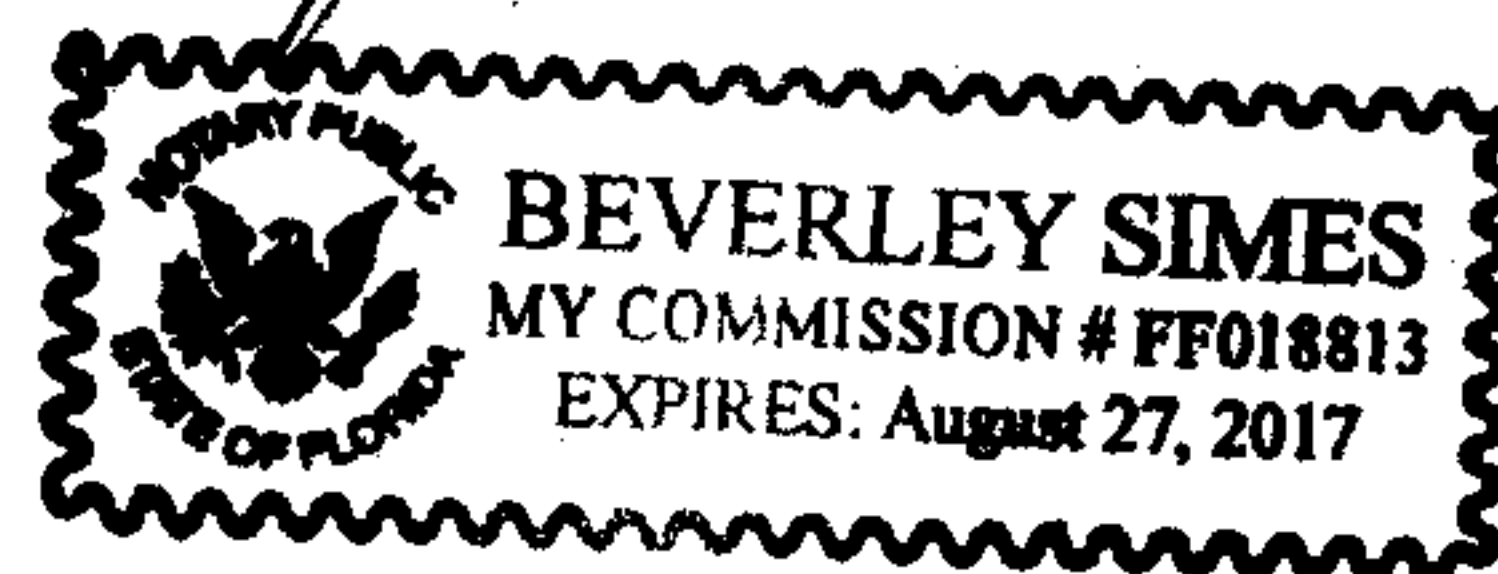
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said State, hereby certify that TSACHAI N. MADURO AND ALISON A. MADURO are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this 26 day of MAR, 2014


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
DARNELL WILLIAMS



SEND TAX NOTICE TO:

6597 Quail Run Dr.
Prichard, AL 35124

Shelby County, AL 05/09/2016
State of Alabama
Deed Tax: \$284.50

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 _____

Grantee's Name Darnell Williams
Mailing Address 6597 Quail Run Dr
Pelham, AL 35124


Property Address 6597 Quail Run Drive
Pelham, AL
35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 284,460. (Estimate)

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 Office


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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 5/9/16

☒ Unattested


(verified by)

Print Darnell Williams

Sign



(Grantor/Grantee/Owner/Agent) circle one