

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

Send Tax Notice to:
Angela L. Carson
513 Foothills Ledge
Chelsea, Alabama 35043

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **JULIA A. SMITH, a married woman to Angela L. Carson, and Angela L. Carson, a married woman to Julia A. Smith,** (hereinafter sometimes referred to as GRANTORS), for and in consideration of the sum of \$10.00 in hand paid to the GRANTORS by **ANGELA L. CARSON,** (hereinafter sometimes referred to as the GRANTEE), the receipt and sufficiency whereof is hereby acknowledged by the said GRANTORS, do hereby, subject to the terms hereinafter contained, REMISE, RELEASE, QUIT CLAIM and CONVEY unto the said GRANTEE all that real property, lying and being in the **COUNTY OF SHELBY, STATE OF ALABAMA,** as more particularly described as follows:

Lot 29, according to the Survey of Foothills Point, as recorded in Map Book 32, Page 33, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.


Together with the nonexclusive easement to use the common areas as more particularly described in the Foothills Point Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20031223000824110 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.


GRANTORS do hereby represent and covenant that the herein described property does not constitute homestead property of either Grantors or either Grantors' spouse within the meaning of Title 6-10-3, Code of Alabama 1975.


NO TITLE OPINION RENDERED OR REQUESTED WHEN PREPARING THIS QUITCLAIM DEED.

Shelby County, AL 06/02/2016
State of Alabama
Deed Tax: \$119.50


20160602000188840 1/3 \$139.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:10:11 AM FILED/CERT

IN WITNESS WHEREOF, the Grantors have hereunto set Grantors' hands and seals to this instrument on this the 26th day of May, 2016.


 (SEAL)
JULIA A. SMITH, as Grantor

 (SEAL)
ANGELA L. CARSON, as Grantor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, do hereby certify that **JULIA A. SMITH**, as Grantor, whose name is signed to the above and foregoing instrument/conveyance individually, and who is known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, she executed the same voluntarily as each of her own individual act, on the day the same bears date.

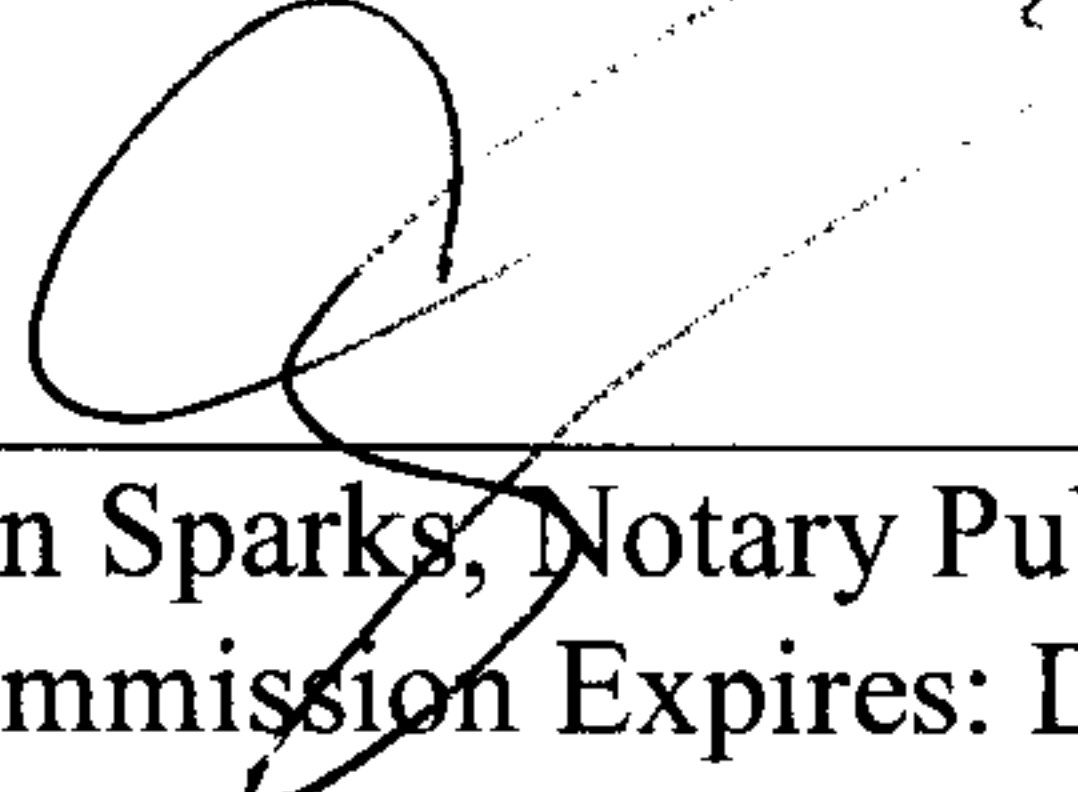
Given under my hand and official seal of office on this the 26th day of May, 2016.


C. Ryan Sparks, Notary Public, State at Large
My Commission Expires: December 14, 2019

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned Notary Public, in and for said State and County, do hereby certify that **ANGELA L. CARSON**, as Grantor, whose name is signed to the above and foregoing instrument/conveyance individually, and who is known to me, each acknowledged before me on this day, that, being informed of the contents of said instrument of conveyance, she executed the same voluntarily as each of her own individual act, on the day the same bears date.

Given under my hand and official seal of office on this the 26th day of May, 2016.


C. Ryan Sparks, Notary Public, State at Large
My Commission Expires: December 14, 2019

THIS INSTRUMENT WAS PREPARED BY:

C. Ryan Sparks
SPARKS LAW FIRM, LLC
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
Direct: 205-215-8433


20160602000188840 2/3 \$139.50
Shelby Cnty Judge of Probate, AL
06/02/2016 10:10:11 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Julia A. Smith
Mailing Address Angela L. Carson
5420 Sunrise Drive
Birmingham, AL 35242

Grantee's Name Angela L. Carson
Mailing Address _____
513 Foothills Ledge
Chelsea, Alabama 35043

Property Address 513 Foothills Ledge
Chelsea, Alabama 35043

Date of Sale 5/26/16
Total Purchase Price \$ 119,250.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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 _____

Print C. Ryan Sparks

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160602000188840 3/3 \$139.50
Shelby Cnty Judge of Probate, AL
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