


This instrument was prepared by:
Michael A. Hensley
Attorney at Law
205 North 20th Street, Suite 508
Birmingham, AL 35203

SEND TAX NOTICE TO:
Lori Holcomb
804 15th Ave SW
Alabaster, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)


20160603000191350 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
06/03/2016 12:32:50 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENT, that for and in consideration of the sum of Eight Thousand and 00/100 Dollars (\$8,000.00) and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **James N. Carroll** (hereinafter called "Grantor"), hereby remise, release, quit claim, grant, sell and convey to **Lori Holcomb** (hereinafter called "Grantee"), all their right, title, interest and claim in or to the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot No. 2 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg Civil Engineer on October 5, 1965 and being more particularly described as follows: Begin at the intersection of the North right of way line of South Avenue and the West right of way line of Mill Street, said right of way lines as shown on the map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Westerly along said right of way line of South Avenue for 250.11 feet; thence 90 degrees 23 minutes 58 seconds right and run Northerly for 189.08 feet; thence 86 degrees 53 minutes 32 seconds right and run Easterly for 39.19 feet; thence 22 degrees 55 minutes 04 seconds right and run southeasterly for 216.90 feet to a point on the West right of way line of Mill Street; thence 67 degrees 13 minutes 56 seconds Right and run Southerly along said right of way line of Mill Street for 116.19 feet to the Point of Beginning.

Also known as: **804 SW 15th Ave., Alabaster, AL 35007**

Source of Title: 20131010000407370

Purchase Price: \$8,000.00

Shelby County, AL 06/03/2016
State of Alabama
Deed Tax: \$8.00

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns, forever.

Given under my hand and seal, this 23rd day of May, 2016.

James N. Carroll

James N. Carroll, GRANTOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said State, in said County, hereby certify that James N. Carroll, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she/they, and with full authority, executed the same voluntarily.

Given under my hand and official seal this 23 day of May, 2016.

Emily Stithell

Notary Public

My Commission Expires:

11/1/19



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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 James N. CarrollGrantee's Name Lori Holcomb

Mailing Address _____

Mailing Address 804 15th Ave SWAlabaster, AL 35007Property Address 804 15th Ave SW
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$8,000.00

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 - **Quit Claim Deed**

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: 5-23-2016Name: James N. CarrollSignature: James N. CarrollGrantor / Grantee / Owner / Agent

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