

20160608000197070
06/08/2016 11:02:16 AM
QCDEED 1/4

Recording Requested &
Return To: MeyMax Title Agency
580 S. High St., Ste. 330
(614.221.8182)
Columbus, OH 43215

This Instrument Prepared by:
EMMETT TAYLOR SMITH, III
121 LONGFEATHER LANE
Alabaster, AL 35007

Quitclaim Deed

STATE OF ALABAMA
COUNTY OF Shelby

THIS INDENTURE, made this 23 day of April, 2016, between EMMETT TAYLOR SMITH, III AND VICTORIA HOUSTON SMITH, AS TRUSTEES OF THE EMMETT TAYLOR SMITH AND VICTORIA HOUSTON SMITH REVOCABLE LIVING TRUST DATED JUNE 22, 1999, as party of the first part, hereinafter called Grantors, and EMMETT TAYLOR SMITH, III and VICTORIA HOUSTON SMITH, as joint tenants with right of survivorship, as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release, quitclaim and convey to the Grantees, all my right title interest and claim in the following described property:

See Exhibit A attached hereto

This conveyance is made subject to all zoning ordinances, easements and restrictions of record.

TO HAVE AND TO HOLD the said described premises to Grantees, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to said premises or appurtenances, or any rights thereof

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

Emmett Taylor Smith

EMMETT TAYLOR SMITH

Victoria Houston Smith

VICTORIA HOUSTON SMITH

Emmett Taylor Smith, Trustee

EMMETT TAYLOR SMITH, TRUSTEE

Victoria Houston Smith, Trustee

VICTORIA HOUSTON SMITH, TRUSTEE

State of Alabama
Shelby County

I, Julie Crosier a Notary Public in and for said
County, in said State, Shelby, Alabama hereby certify that whose name is/are
signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on 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 official seal this 23 day of April 2016.

Julie Crosier
Notary:

Commission Expires:

Jan 17 2018

Title No MTA-AL1602-003-SMITH

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 49, ACCORDING TO THE SURVEY OF APACHE RIDGE SECTOR 6, AS RECORDED IN MAP BOOK 17, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 13 7 35 2 005 049.000

Commonly known as 121 Longfeather Lane, 121 Longfeather Lane, Alabaster, AL 35007
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20020826000407100.

Real Estate Sales Validation Form

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

Grantor's Name EMMETT TAYLOR SMITH AND VICTORIA
Mailing Address HOUSTON SMITH REVOCABLE LIVING TRUST
121 LONGFEATHER LANE
Alabaster, AL 35007

Grantee's Name EMMETT TAYLOR SMITH, III
Mailing Address VICTORIA HOUSTON SMITH
121 LONGFEATHER LANE
Alabaster, AL 35007

Property Address 121 LONGFEATHER LANE
Alabaster, AL 35007

Date of Sale 4/23/2016
Total Purchase Price \$
or
Actual Value \$
or
Appraiser's Market Value \$ 176,000

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.

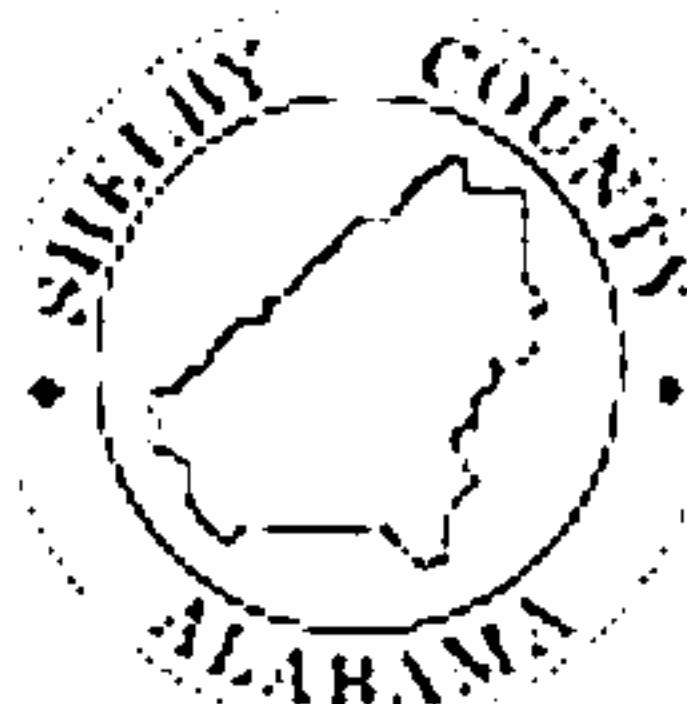
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 5/12/16

Unattested



Filed and Recorded
Official Public Records ✓ X. W. R.S.
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
06/08/2016 11:02:16 AM
\$200.00 CHERRY (Grantor/Grantee/O
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