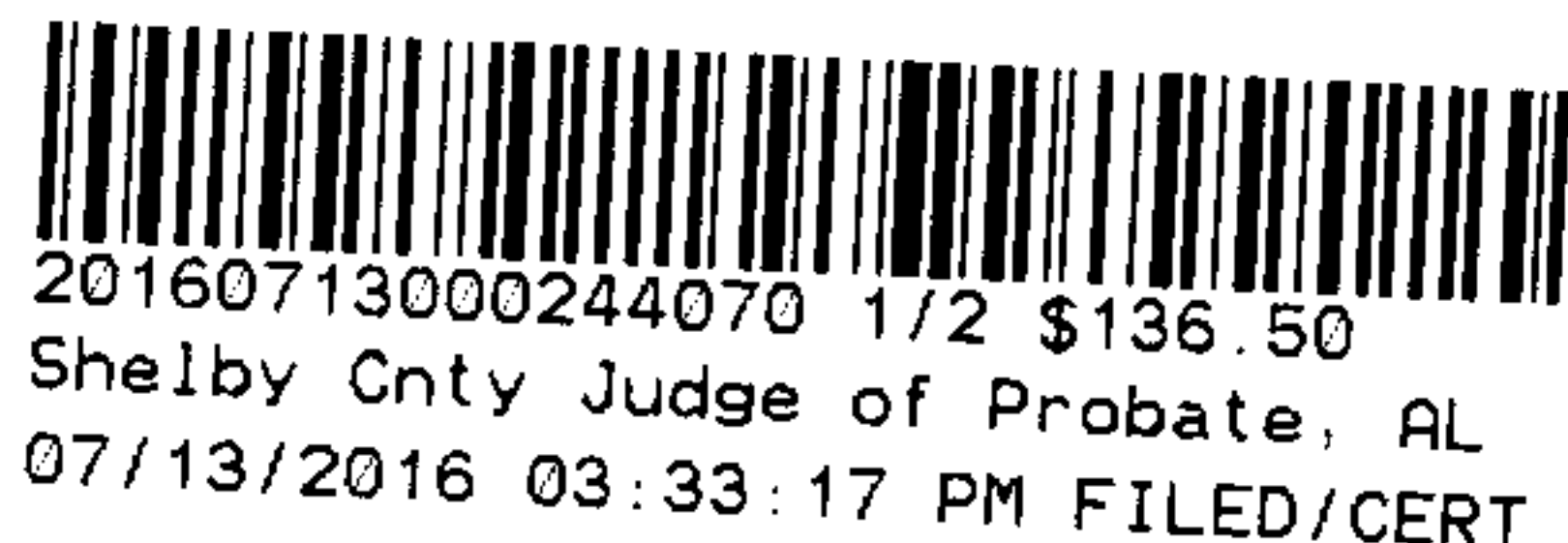


QUITCLAIM DEED



SEND TAX NOTICE TO:
Cathy F. Brown
524 Deer Run Road
Alabaster, Alabama 35007

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Ten Dollars (10.00), to the undersigned GRANTOR (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Cathy F. Brown, an unmarried woman, and Robert H. Brown, an unmarried man, (herein referred to as GRANTORS, whether one or more) quitclaim, grant, bargain, sell and convey unto Cathy F. Brown (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of May, 2016.

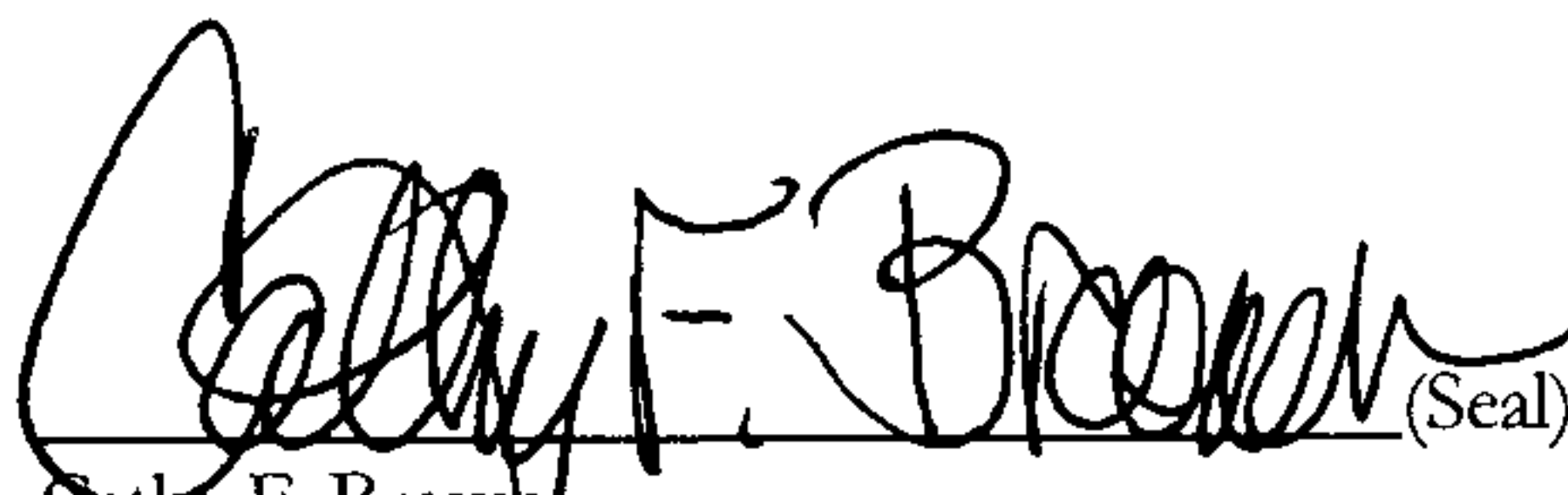
A parcel of land being part of Lot 1 of Buck Creek Addition to Deer Run, as recorded in Map Book 38, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

BEGIN at the NE Corner of the SE 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama, said point being the Northerly most point of above said Lot 1 and the POINT OF BEGINNING; thence S02°30'21"E, a distance of 448.05'; thence S47°20'55"W, a distance of 321.11' to the Northeasterly R.O.W. line of Deer Run Road, 60' R.O.W.; thence N43°21'46"W and along said R.O.W. line, a distance of 240.56' to a curve to the left, having a radius of 1427.71, a central angle of 02°57'02", and subtended by a chord which bears N44°50'16"W, and a chord distance of 73.51'; thence along the arc of said curve and said R.O.W. line, a distance of 73.52'; thence N47°20'55"E and leaving said R.O.W. line, a distance of 519.92'; thence N30°47'27"E, a distance of 100.00' to the POINT OF BEGINNING.

Said Parcel containing 3.81 acres, more or less.

This conveyance is given pursuant to the Final Judgment of Divorce dated the 10th day of May, 2016, case number DR-2015-900393.00, Judge William H. Bostick, Circuit Judge.

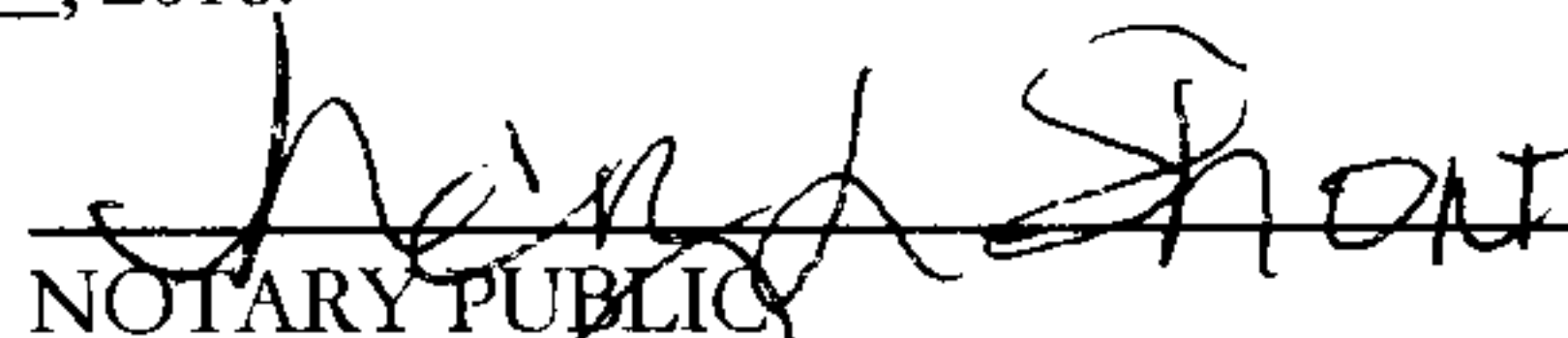
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in any way appointing, and all the estate, right, title, interest, lien, equity and claim whatsoever of said Grantor, either in law or in equity to the same Grantor forever.

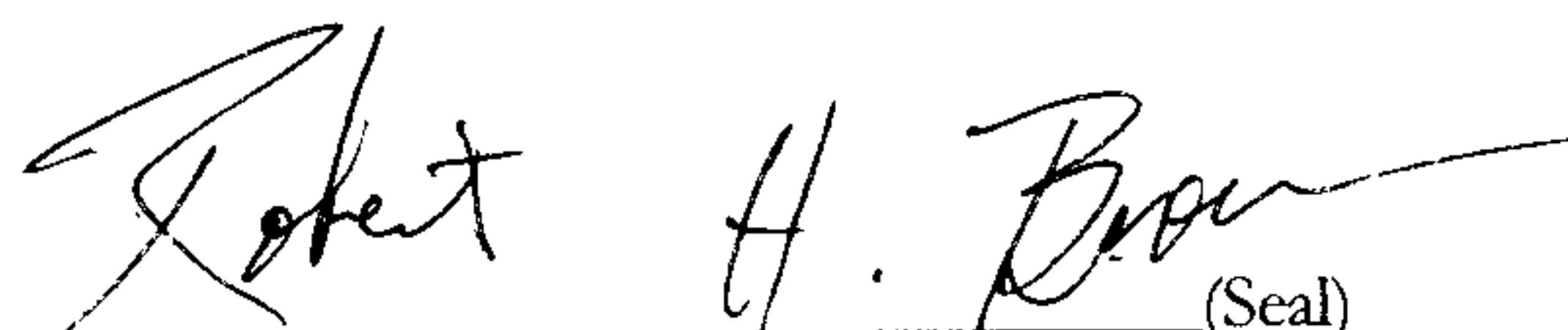

Cathy F. Brown (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Mary L. Short, a Notary Public in and for said County, in said State, hereby certify that Cathy F. Brown, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

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

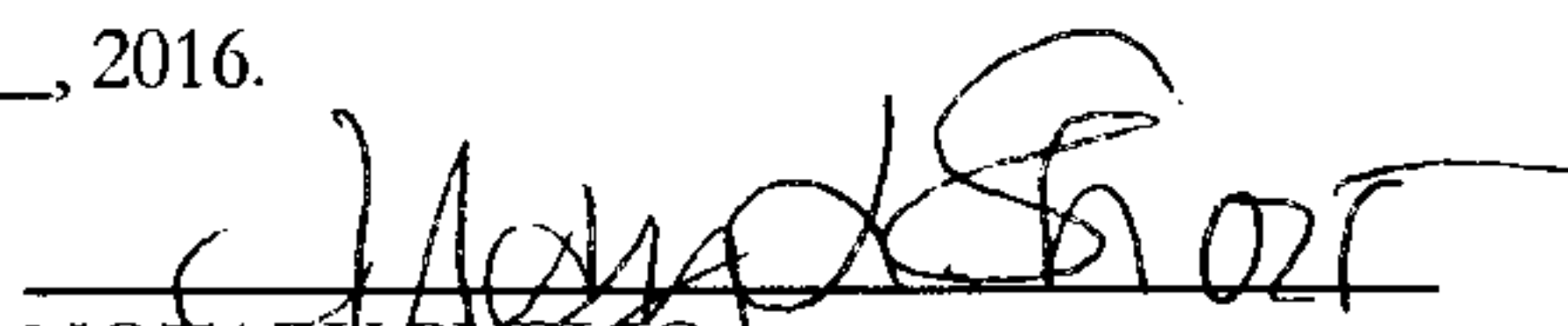

NOTARY PUBLIC


Robert H. Brown (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Mary L. Short, a Notary Public in and for said County, in said State, hereby certify that Robert H. Brown whose name is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day, that, being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date.

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


NOTARY PUBLIC

Shelby County, AL 07/13/2016
State of Alabama
Deed Tax: \$118.50

This Instrument Prepared By:
Boyd, Fernambucq, Dunn & Fann, P.C.
3500 Blue Lake Drive – Suite 220
Birmingham, Alabama 35243
Without Title Examination

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

Robert H. Brown
606 Coral St
Birmingham AL 35213

Grantee's Name
Mailing Address

Cathy Brown
524 Deer Run Rd
Alabaster AL 35007

Property Address

524 Deer Run Rd
Alabaster, AL
35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

236,160 (118,080)

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

2-13-16

Print

Cathy Brown

X Unattested

Guen Melsen
(verified by)

Sign

Cathy Brown

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20160713000244070 2/2 \$136.50
Shelby Cnty Judge of Probate, AL
07/13/2016 03:33:17 PM FILED/CERT