

Prepared by: Grantor.
Neil Finlayson
4 Linwood Grove, Leighton Buzzard
Bedfordshire, LU7 4RP, England

SEND TAX NOTICE TO:
Michael Finlayson
2104 Montreat Lane, Apt D
Vestavia Hills, AL 35216

STATE OF ALABAMA)

SHELBY COUNTY)



20160721000255070 1/2 \$248.00
Shelby Cnty Judge of Probate, AL
07/21/2016 10:32:18 AM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten Dollars & 00 Cents (\$10.00)** and other good and valuable considerations in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Neil Finlayson, a married man (hereinafter called "Grantor"), does hereby remise, release, quit claim, grant, sell and convey to Mr Michael Finlayson, (hereinafter called "Grantee"), all his right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Legal: Lot 1, according to the Map Survey of Oakridge, 2nd Sector, as recorded in Map Book 10, page 50 A & B, in the Probate Office of Shelby County, Alabama

Parcel ID: 10-6-23-0-001-020.014

Property Address: 1401 Oak Ridge Drive, Birmingham, AL 35242

(If the above descriptions differ, the legal description will be followed)

THIS DEED PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF REDEMPTION, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

TO HAVE AND TO HOLD, unto the said GRANTEE, Michael Finlayson, its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, Neil Finlayson, who is authorized to execute this conveyance, has hereunto set his hand and seal, this the 3rd day of MARCH, 2015.

By: NMF

Neil Finlayson

UNITED KINGDOM)

GREATER LONDON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neil Finlayson signed the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed same voluntarily this the date listed herein.

Given under my hand and official seal this 3rd day of MARCH, 2015.

Notary Public

My Commission is permanent

MANFRED PHILIPP KUHN
NOTARY PUBLIC LONDON
PHONE +44 20 7470 7131
FAX +44 20 7470 7132

HARTWIG SOLICITORS
& NOTARIES PUBLIC
ONE HEDDON STREET
LONDON W1B 4BB

Shelby County, AL 07/21/2016
State of Alabama
Deed Tax: \$230.00

Real Estate Sales Validation Form

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

Grantor's Name NEIL FINLAYSON
Mailing Address 2104 MONTREAT LN
APARTMENT D
VESTAVIA HILLS, AL 35216

Grantee's Name MICHAEL FINLAYSON
Mailing Address 2104 MONTREAT LN
APARTMENT D
VESTAVIA HILLS, AL 35216

Property Address 1401 Oak Ridge Dr
Birmingham, AL
35242

Date of Sale 03.03.2015
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$229,700



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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 COMMISSIONER'S RECORD

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 7.21.16

☒ Unattested

Karen McLean
(verified by)

Print P. Scott Murner

Sign P. Scott Murner
(Grantor/Grantee/Owner/Agent) circle one