


This instrument prepared by:
Law Offices of Thomas J. Skinner, IV, LLC
2164 11th Avenue South
Birmingham, Alabama 35205

Send Tax Notice To:
Nationstar Mortgage
4000 Horizon Way
Irving, TX 75063

Shelby County, AL 07/26/2016
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
SHELBY COUNTY)


20160726000260890 1/2 \$28.00
Shelby Cnty Judge of Probate, AL
07/26/2016 03:18:50 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of Ten Thousand and 00/100 Dollars (\$10,000.00), the receipt whereof is hereby acknowledged, **Michael Finlayson** (hereinafter called "**grantor**"), hereby remises, releases, quitclaims, grants, sells, and conveys to **Jayne Franklin** (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:

Lot 1, according to the Map Survey of Oakridge, 2nd Sector, as recorded in Map Book 10, Page 50 A & B, in the Probate Court of Shelby County, Alabama.

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

Property Address: 1401 Oakridge Drive, Birmingham (Shelby County), Alabama 35242

To have and to hold the said Grantee, her respective heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on or as of the 26th day of July, 2016.

MICHAEL FINLAYSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, for and in said County and in said State, do hereby certify that Michael Finlayson, 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 said instrument, he executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 26th day of July, 2016.

My Commission Expires



Jenifer J. Glover
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Michael Finlayson
Mailing Address c/o Skinner Law Office
2164 11th Ave S
B'ham AL 35205

Grantee's Name Thayne Franklin
Mailing Address c/o Patricia Moore
4000 Horizon Way
Irving, TX 75063

Property Address 1401 Oakridge Dr.
B'ham AL
35242

Date of Sale 7/26/16
Total Purchase Price \$ 10,000.00

or
Actual Value \$

or
Assessor's Market Value \$



20160726000260890 2/2 \$28.00
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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 7/26/16

Print Thomas J. Skinner, III

Sign T.J. Skinner

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one