

THIS INSTRUMENT PREPARED BY:

NAME: Mark David Pratt

ADDRESS: 1905 14th Ave South
Birmingham, AL 35205

SEND TAX NOTICE TO:

NAME: Matthew Padgett

ADDRESS: 305 Forest Pkwy
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$ 10.00 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Jackie D. Padgett a single woman hereby remises, releases, quit claims, grants, sells, and conveys to Matthew D. Padgett, a single man, all of her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 80 according to the Survey of Park Forest 7th Sector Phase I as recorded in Map Book 19, Page 33, Shelby County, Alabama Records.

This conveyance is hereby made subject to restriction, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under hand and seal, this 6th day July, of 2016.
Jackie Padgett

STATE OF AL)

COUNTY OF Shelby

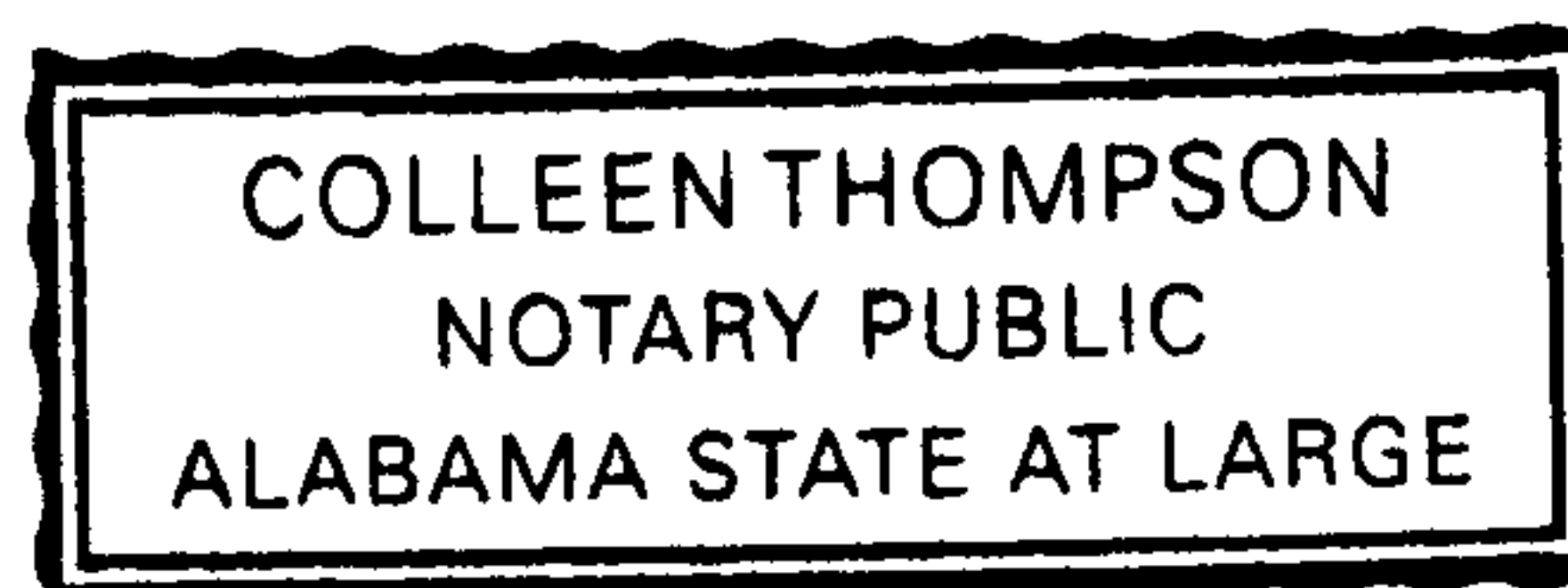
I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jackie D. Padgett a single woman whose name she signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of July 2016.

Colleen Thompson
Notary Public
My Commission Expires: 6/21/20


20160801000270640 1/2 \$120.50
Shelby Cnty Judge of Probate, AL
08/01/2016 02:39:56 PM FILED/CERT

Shelby County, AL 08/01/2016
State of Alabama
Deed Tax: \$102.50



Real Estate Sales Validation Form

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

Grantor's Name Jackie Padgett
Mailing Address 233 Saratoga Ln
Calera AL 35040

Grantee's Name Matthew Padgett
Mailing Address 305 Forest Parkway
Alabaster AL 35007

Property Address 305 Forest Parkway
Alabaster AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 204,500.00 1/2 = 102,250

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

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 08/01/2016

Print Matthew Padgett

Sign Matthew Padgett

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1

