


THIS INSTRUMENT PREPARED BY:
J. Randall Pitts, Jr.
58 Vine Street
Birmingham, Alabama 35213

SEND TAX NOTICE TO:
Andrea Pitts
645 Camp Branch Circle
Alabaster, Alabama 35007

STATE OF ALABAMA)
SHELBY COUNTY)


20160810000285530 1/2 \$93.50
Shelby Cnty Judge of Probate, AL
08/10/2016 03:24:18 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That for and inconsideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby expressly acknowledged, the undersigned,

James Randall Pitts, Sr

An unmarried man, hereby remises, releases, quit claims, grants, sells and conveys to,

Andrea Pitts,

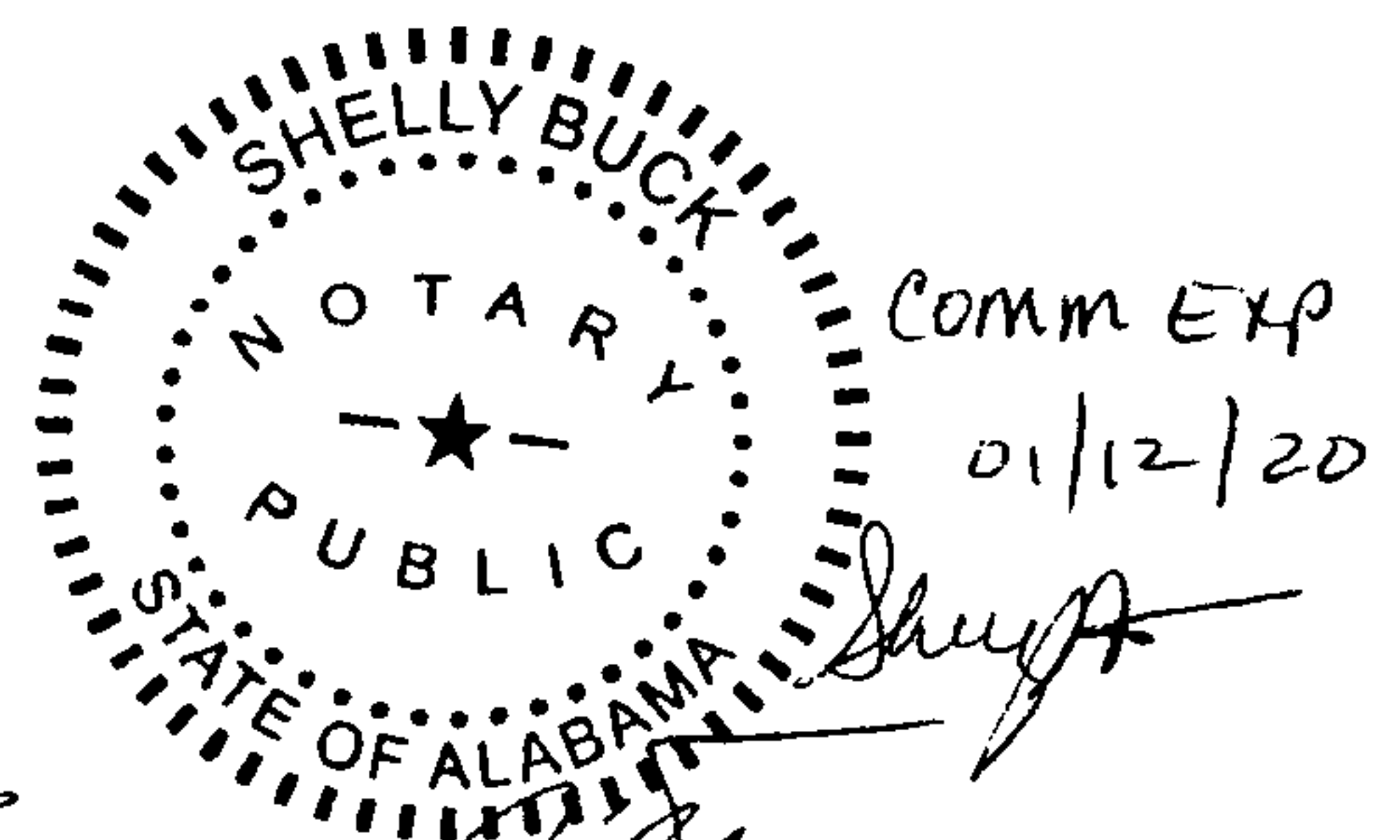
An unmarried woman (hereafter called Grantee), all of his rights, title, interests and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

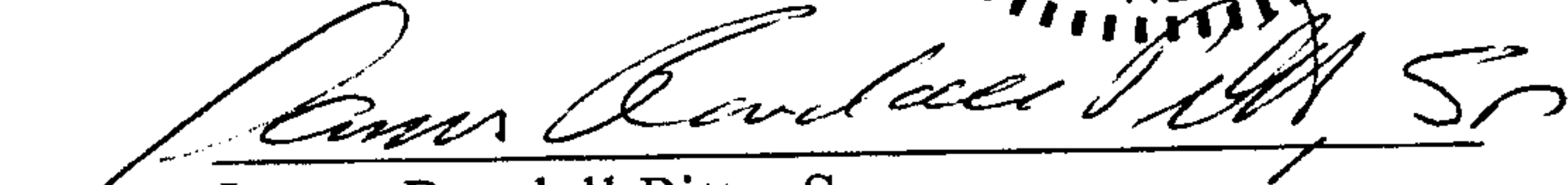
Beg SW COR SW ¼ SE ¼ N 266.3 SE 313.79 SW 204.48 W 174.85 POB; said property being recorded on October 19, 2010, Document 20101019000349850, in the Probate Court of Shelby County, also described as 645 Camp Branch Circle.

Subject to all easements, restrictions and rights-of-way of record.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seals this 5TH day of May, 2016.




James Randall Pitts, Sr.

Shelby County, AL 08/10/2016
State of Alabama
Deed Tax: \$75.50

Real Estate Sales Validation Form

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

Grantor's Name James Randall Pitts, Sr.
Mailing Address 114 Saddle Lake Drive
Alabaster, AL 35007

Grantee's Name Andrea Pitts
Mailing Address 645 Camp Branch Circle
Alabaster, AL 35007

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 150,600.00 / 1/2 Interest
75,300.00



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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 OFF Tax Notice
☐ 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 8/10/16

Print Andrea Pitts

☐ Unattested _____
(verified by)

Sign Andrea Pitts
(Grantor/Grantee/Owner/Agent) circle one