

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:
Cassy L. Bingham Dailey
Attorney at Law
3170 Highway 31 South
Pelham, AL 35124

Send Tax Notice to:
James Pless & Kimberly Hunter
2331 Arbor Glenn, Hoover, AL 35244

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

20160906000323150
09/06/2016 01:33:52 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **James A. Pless and Kimberly A. Hunter, husband and wife**, the "Grantors" herein, in hand paid by **James A. Pless and Kimberly A. Hunter**, as joint tenants with right of survivorship, the "Grantees" herein, the receipt whereof is hereby acknowledged, Grantors do hereby remise, release, quit claim and convey to the said Grantees all their right, title, interest, and claim in or to the following described real estate, to wit:

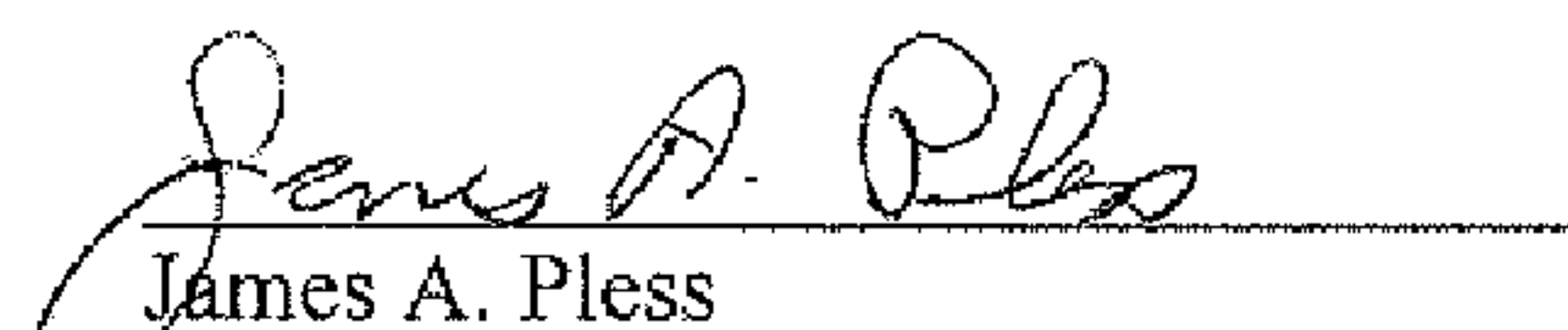
Lot 174, according to the final plat of Arbor Hill Phase IV, as recorded in Map Book 35, Page 52, in the Probate Office of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said James A. Pless and Kimberly A. Hunter, and Grantee's heirs and assigns forever.

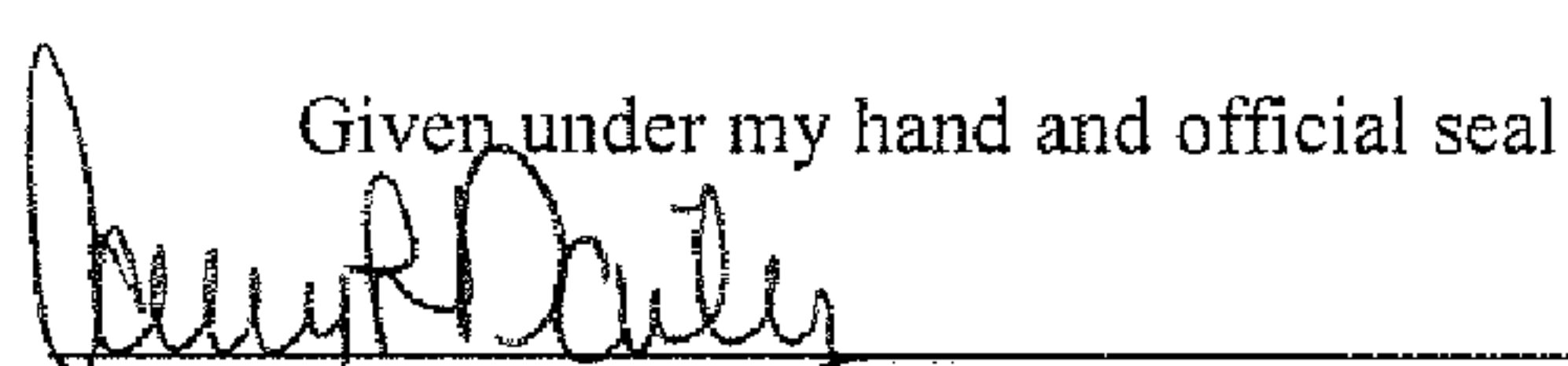
Given under my hand and seal this 29th day of August, 2016.


James A. Pless


Kimberly A. Hunter

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify James A. Pless and Kimberly A. Hunter, who are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on the 29th day of August, 2016.

Notary Public
Commission Expires: 6/4/18



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 Pless and Kimberly Hunter Grantee's Name James Pless and Kimberly Hunter
Mailing Address 2331 Arbor Glenn Mailing Address 2331 Arbor Glenn
Hoover, AL 35244 Hoover, AL 35244

Property Address 2331 Arbor Glenn Date of Sale 8-29-2016
Hoover, AL 35244 Total Purchase Price \$ 137,000 (1/2 Interest)
or
Actual Value \$ _____
20160906000323150 09/06/2016 01:33:52 PM DEEDS 2/2 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 ☐ Appraisal
☐ Sales Contract ☒ Other Vesting Deed
☐ 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 9/1/2016

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
09/06/2016 01:33:52 PM
\$155.00 CHERRY
20160906000323150

Print Form

Form RT-1