

This instrument was prepared by:  
**Mike Atchison**  
Attorney at Law, Inc.  
P. O. Box 822  
Columbiana, Alabama 35051

After recording, return to:

256 Chesser PK Dr  
Chelsea AL 35013

STATE OF ALABAMA,  
SHELBY COUNTY

## QUITCLAIM DEED

  
20160916000338620 1/2 \$183.00  
Shelby Cnty Judge of Probate, AL  
09/16/2016 09:48:53 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE HUNDRED SIXTY-FOUR THOUSAND EIGHT HUNDRED DOLLRS and 00/100 (\$164,800.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Robin Hall, a single woman and Jessica Rachel Hall, a** single woman, hereby remises, releases, quit claims, grants, sells, and conveys to **Robin Hall** (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 83, according to the Survey of Cottages at Chesser Phase I, as recorded in Map Book 33, Page 45, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Area as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument 20040511000248910, First Amendment to Declaration as recorded in Instrument 20091008000381600 in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is hereinafter referred to as the "Declaration")

Mineral and mining rights excepted. Subject to: current taxes not yet due and payable, easements, conditions, covenants and restrictions of record.

Grantors herein are all the surviving heirs at law of John S. Hall, having died on or about August 28, 2015.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** to said **GRANTEE** forever.

Given under my hand and seal, this 2<sup>nd</sup> day of September, 2016.

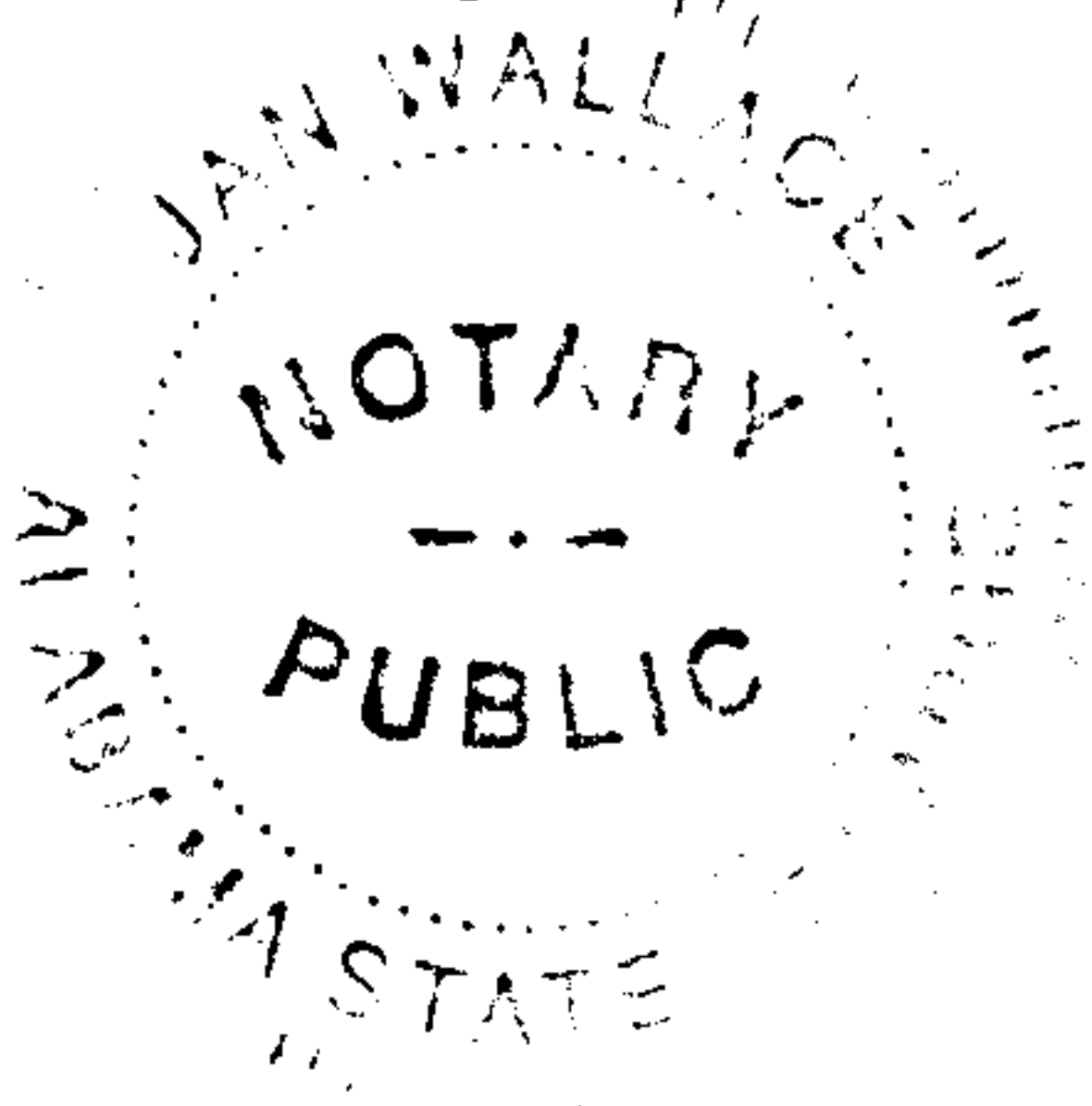
  
Robin Hall

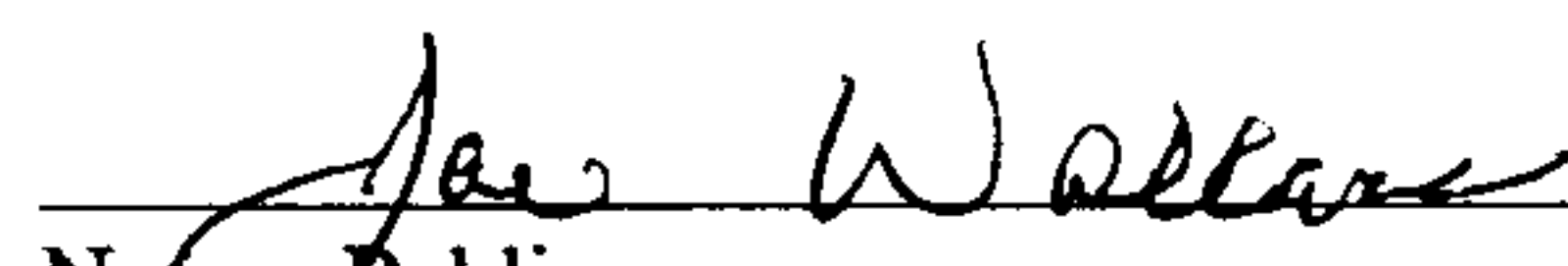
  
Jessica Rachel Hall

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Robin Hall and Jessica Rachel Hall**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal 2<sup>nd</sup> day of SEPT., 2016.



  
Notary Public  
My Commission Expires: 04/23/2018

Shelby County, AL 09/16/2016  
State of Alabama  
Deed Tax: \$165.00

Real Estate Sales Validation Form

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

Grantor's Name Robin Hall      Grantee's Name Robin Hall  
Mailing Address 256 Chesser PK DR      Mailing Address \_\_\_\_\_  
Chelsea AL      \_\_\_\_\_  
35043      \_\_\_\_\_

Property Address Lot 83      Date of Sale 9-2-16  
Cottages @ Chesser      Total Purchase Price \$ \_\_\_\_\_  
\_\_\_\_\_      Or  
\_\_\_\_\_      Actual Value \$ \_\_\_\_\_  
\_\_\_\_\_      Or  
Assessors Market Value \$ 164,800.00

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 tax value  
\_\_\_\_\_ 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date \_\_\_\_\_  
\_\_\_\_\_ Unattested \_\_\_\_\_  
(verified by)

Print Mike T. Atchison  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

