

Send Tax Notice To:

Christina Pilkinton  
105 King James Circle  
Alabaster, Alabama 35007

**Quitclaim Deed**

State of Alabama )  
Shelby County )

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of One Hundred and 00/100 Dollars ( \$ 100.00 ) to ERIC PILKINTON, a married man, in hand paid by CHRISTINA PILKINTON the receipt whereof is hereby acknowledged I do remise, release, quit claim and convey to the said CHRISTINA PILKINTON all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

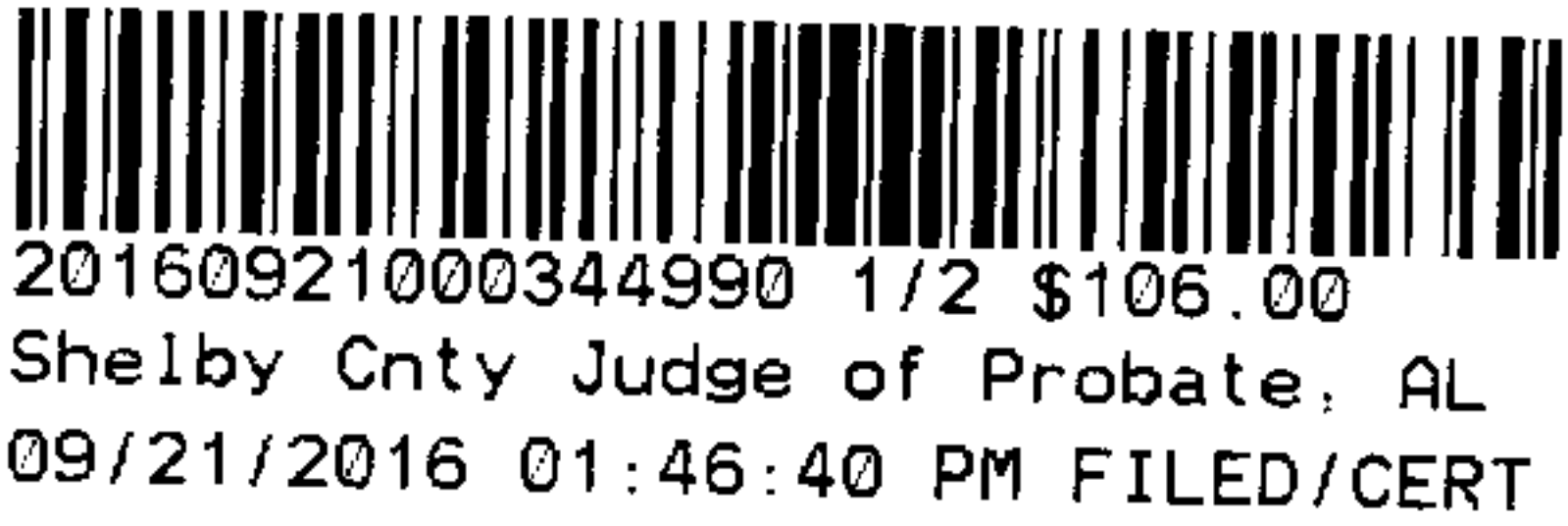
*Lot 8, according to the Survey of Spring Gate Estates, Phase 3, as recorded in Map Book 21, Page 85, in the Probate Office of Shelby County, Alabama.*

105 King James Circle, Alabaster, Alabama 35007

This property is the homestead of the Grantor. This conveyance complies with the terms of the Agreement of the Parties to be made part of a Final Judgment of Divorce rendered in Shelby County Circuit Court bearing Case No. DR 2016-900150.

To have and to hold to the said CHRISTINA PILKINTON, her heirs and assigns forever.

Given under my hand and seal this 21 day of September, 2016.

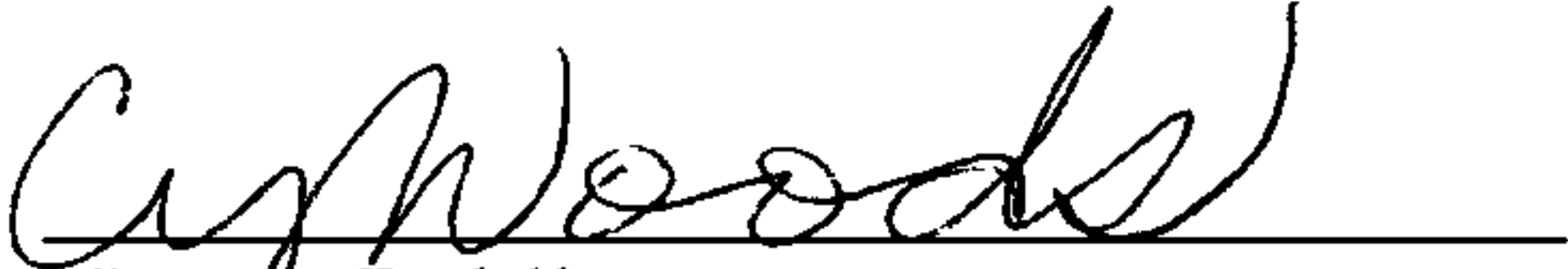


  
ERIC PILKINTON

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a notary public in and for said County, in said State, hereby certify that ERIC PILKINTON, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 21<sup>st</sup> day of September A.D. 2016.

  
Notary Public

THIS DEED PREPARED BY: T. SHANE SMITH, Attorney at Law  
2871 Acton Road, Suite 201, Birmingham, Alabama 35243

This conveyance prepared without the benefit of current survey.  
Attorney makes no representations as to the legal description of this property.

Shelby County, AL 09/21/2016  
State of Alabama  
Deed Tax: \$88.00

Real Estate Sales Validation Form

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

Grantor's Name Eric Pilkinton
Mailing Address 2205 Spring Field Loop West
Birmingham, AL 35242

Grantee's Name Christina Pilkinton
Mailing Address 105 King James Circle
Alabaster, AL 35007

Property Address 105 King James Circle
Alabaster, AL 35007

Date of Sale 09/21/2016
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 175,100 1/2 = 87,550.



Shelby Cnty Judge of Probate, AL
09/21/2016 01:46:40 PM FILED/CERT

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 9/21/16

Print Christina Pilkinton

Unattested

Sign [Handwritten Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one