



20161021000387660 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
10/21/2016 11:20:34 AM FILED/CERT

Recording requested by _____

Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name Christopher + Darlene Lanier

Name Jewanna Marshae Smith

Address 9 Red Tip lane

Address 3985 Patchwood Rd Ste 109

City/State/Zip: Helena AL 35080

City/State/Zip: Bessemer, AL

Property Tax Parcel/Account Number: 134180000/4.001

Quitclaim Deed

This Quitclaim Deed is made on 10/1/2016, between

Charles + Denise Phipps, Grantor, of 9 Red Tip Lane
City of Helena, State of Alabama

and Christopher + Darlene Lanier, Grantee, of 9 Red Tip Lane
City of Helena, State of Alabama

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to Grantee, and his or her heirs and assigns, to have and hold forever, located at 9 Red Tip Lane

City of Helena State of Alabama

Commence at the Northwest corner of SW $\frac{1}{4}$ of NW $\frac{1}{4}$
of section 13, Township 20, Range 3 West and run East along
the North line of said 1/4-1/4 Section for a distance of 250 feet
to the point of beginning of the tract herein described, continue
the same course for a distance of 145 feet to a point; thence South
and parallel with the West line of said 1/4-1/4 Section for a distance
of 155 feet to a point; thence West and parallel with North line
of said 1/4-1/4 Section for a distance of 145 feet to a point; thence
North and parallel with the West line of said 1/4-1/4 for a distance
of 155 feet to original point of beginning.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the year of _____ shall be prorated between the Grantor and Grantee as of the date of this recording of this deed.

Shelby County, AL 10/21/2016
State of Alabama
Deed Tax: \$19.50

Dated: 10/11/2016



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Denise Phipps
Signature of Grantor

Charles Phipps
Denise Phipps
Name of Grantor

Chris Lambert
Signature of Witness #1

Chris Lambert
Printed Name of Witness #1

Charles Allen Lee Phipps
Signature of Witness #2

Charles Allen Lee Phipps
Printed Name of Witness #2

State of Alabama County of Jefferson

On Oct 1, 2016, the Grantor, Denise & Charles,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

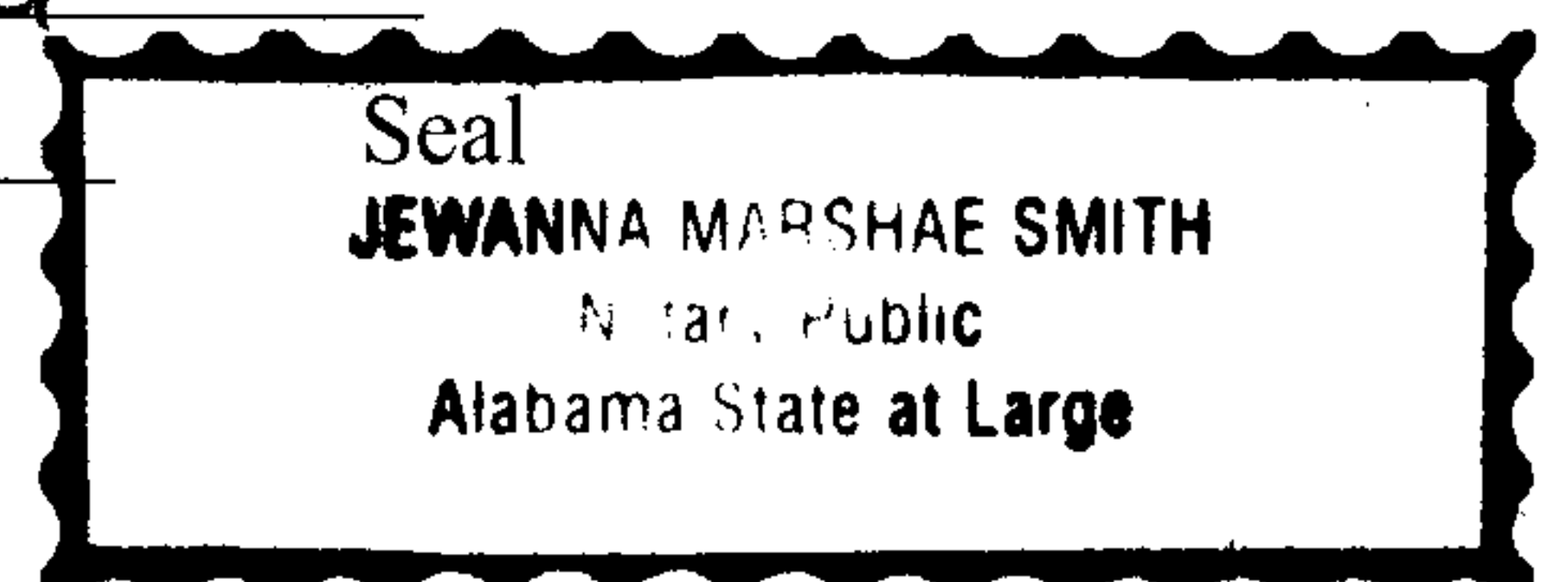
Jewanna Marshae Smith
Notary Signature

Notary Public,

In and for the County of Jefferson State of Alabama

My commission expires: 6/16/2020

Send all tax statements to Grantee.



Quitclaim Deed Pg.2 (11-12)

My Commission Expires
June 16, 2020

Real Estate Sales Validation Form

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

Grantor's Name Charlie & Denise Phipps
Mailing Address _____

Grantee's Name Christopher & Darlene Lanier
Mailing Address 9 Red Tip Lane
Helena Ala
35080

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 19,440.



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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
____ 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 _____

Print _____

____ Unattested

(verified by)

Sign

Darlene A. Lanier

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1