

20161130000436210
11/30/2016 09:28:55 AM
DEEDS 1/3

This instrument was prepared by:

D Barron Lakeman LLC
318 N College St
Suite E
Auburn, AL 36830

Send Tax Notice To:
John G Brittingham and
Leigh R Creekbaum
1035 Baldwin Lane
Birmingham, AL 35242

STATE OF ALABAMA
SHELBY COUNTY

VALUE:\$

QUIT CLAIM DEED

PREPARED WITHOUT BENEFIT OF TITLE SEARCH

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Leigh R Creekbaum,, an unmarried person, hereby remises, releases, quit claims, sells and conveys to Leigh R Creekbaum and John G Brittingham (herein after 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 2830, according to the Survey of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Convents for Highland Lakes, a Residential Subdivision, recorded as Instrument No. 1994-07111 and amended in Instrument No.1996-17543 and further amended in Instrument No.1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded in Instrument No. 20041109000615190, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 16 day of November, 2016.

Leigh R Creekbaum
Leigh R Creekbaum

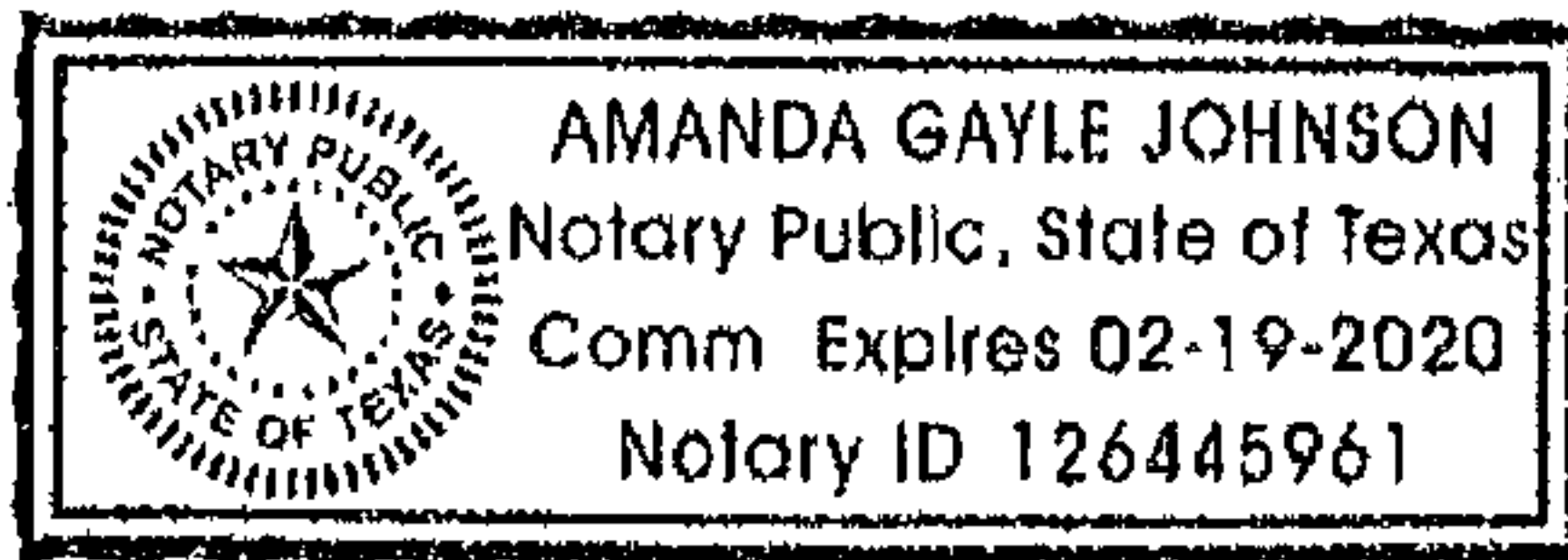
STATE OF ~~ALABAMA~~ TEXAS
COUNTY OF ~~JEFFERSON~~ HENDERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leigh R. Creekbaum, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 17 day of November, 2016.

My Commission Expires: 02/19/2020

Amanda Gayle Johnson
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Leigh Creekbaum
Mailing Address _____

Grantee's Name Leigh Creekbaum
Mailing Address John Brittingham

Property Address 1035 Baldwin
Lane, Birmingham
AL 35242

Date of Sale 11/16/16
Total Purchase Price \$ 1.00

or
Actual Value \$ 414,000

20161130000436210 11/30/2016 09:28:55 AM DEEDS 3/3 or
Assessor's Market Value \$ 207,000 1/2 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
☐ 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 11/23/16

Print Cara Creel

Sign Cara Creel

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/30/2016 09:28:55 AM
\$228.00 CHERRY
20161130000436210

(verified by)

[Signature]