



20161214000455560 1/3 \$81.50  
 Shelby Cnty Judge of Probate, AL  
 12/14/2016 08:35:12 AM FILED/CERT

**This instrument prepared by:**

Kevin D. Swindall, Esq.  
 Swindall Law Firm, LLC  
 Attorney at Law  
 3 Office Park Circle, Suite 230  
 Birmingham, Alabama 35223  
 Telephone: 205/775-7820

**SEND TAX NOTICE TO:**

Carole Lee Wilson  
 103 Hayesbury Lane  
 Pelham, Alabama 35214

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

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STATE OF ALABAMA)  
 COUNTY OF SHELBY)

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledge, the undersigned, **Lula M. Moss**, a single woman, hereby releases, quitclaims, grants, sells, and conveys to **Carole Lee Wilson**, a single woman, GRANTEE herein, all my right, title and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

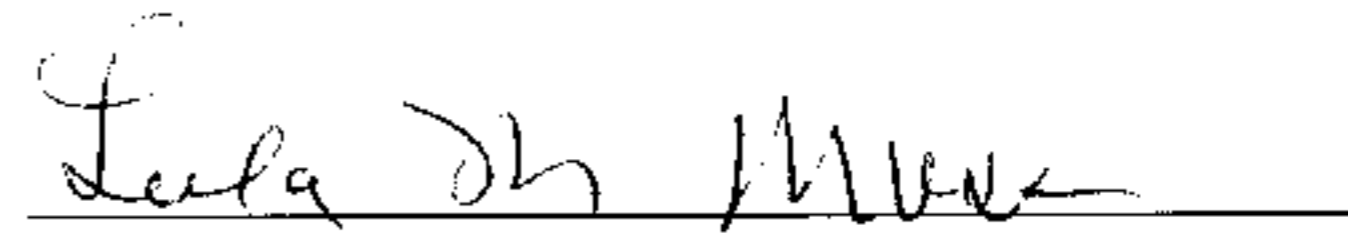
Lot 2, according to the Final Plat Hayesbury Phase 3, as recorded in the Map Book 30, Page 138, in the Probate Office of Shelby County, Alabama.

Property Address: 103 Hayesbury Lane, Pelham, Alabama 35124.

**The above-described property does not constitute the homestead of the Grantor.**

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

Given under my hand and seal, this 25<sup>th</sup> day of October, 2016.

  
 LULA ~~DA~~ MOSS  
 Lm

**Quitclaim Deed**

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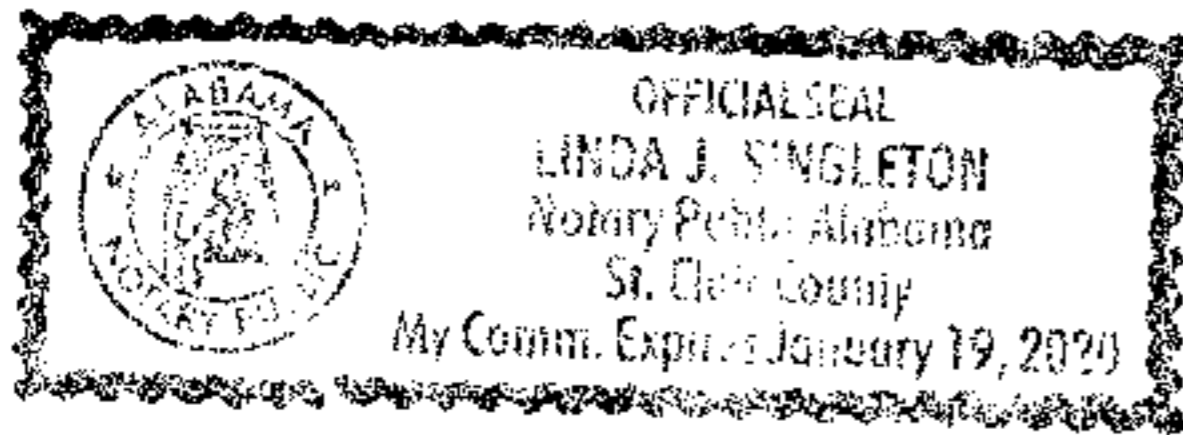
**Lot 2, according to the Final Plat Hayesbury Phase 3**

STATE OF ALABAMA)  
SHELBY COUNTY)

I, a Notary Public in and for said State and County, hereby certify that **LULA M. MOSS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date 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 seal of office this 25th day of October, 2016.

[SEAL]



*Linda J. Singleton*  
Notary Public

My Commission Expires: 01-19-2020



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Real Estate Sales Validation Form

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

Grantor's Name Lula M. Moss
Mailing Address 729 Heatherwood Drive
Birmingham, AL 35244

Grantee's Name Carol Lee Wilson
Mailing Address 103 Hayesbury Lane
Pelham, AL 35124

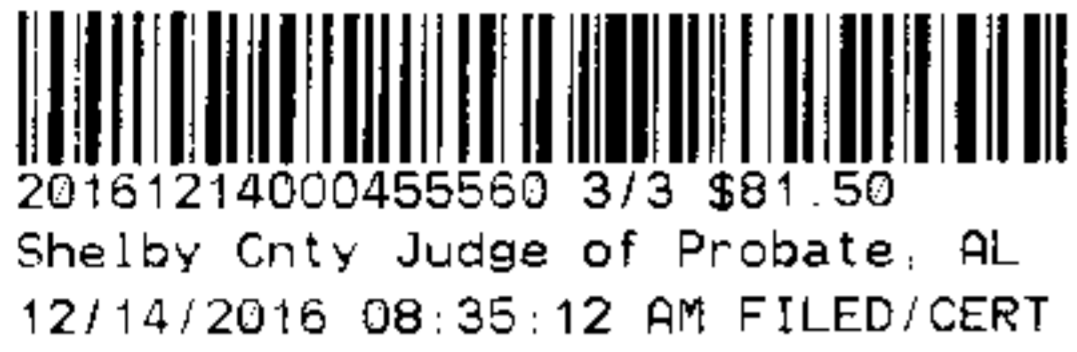
Property Address 103 Hayesbury Lane
Pelham, AL 35124

Date of Conveyance 10/25/2016
Date of Sale

Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 121,000
1/2 value \$ 60,500



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 TAX ASSESSOR'S OFFICE

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 10/25/16

Print Lula M Moss

Unattested

Sign Lula M Moss

(verified by)

(Grantor/Grantee/Owner/Agent) circle one