

Shelby County, AL 02/17/2017
State of Alabama
Deed Tax: \$118.50

Send Tax Notice to: Melissa Maney Brantley
231 Mountain Lake Trail
Alabaster, AL 35007

QUIT CLAIM DEED

20170217000057970 1/2 \$136.50
Shelby Cnty Judge of Probate, AL
02/17/2017 02:18:17 PM FILED/CERT

STATE OF ALABAMA }
 }
COUNTY OF SHELBY }

KNOW BY ALL MEN BY THESE PRESENTS: THAT THEREFORE AND IN CONSIDERATION OF Five Hundred and No/100 Dollars (\$500.00) to the undersigned Grantor, in hand paid by Grantee herein, the receipt whereof is acknowledged, I, **Michael Breck Carroll**, a single person, here in referred to as Grantor), hereby remise, release, quitclaim, grant, sell and convey unto **Melissa Maney Brantley**, (Herein referred to as Grantee), for and during her life and/or her joint tenant with rights of survivorship and upon her death, then to her survivor of her in fee simple, single or together with every contingent remainder or right of reversion, all my right, title, interest and claim in or to the following described real estate, situation in Shelby County, Alabama, to wit:

LOT 15, According to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

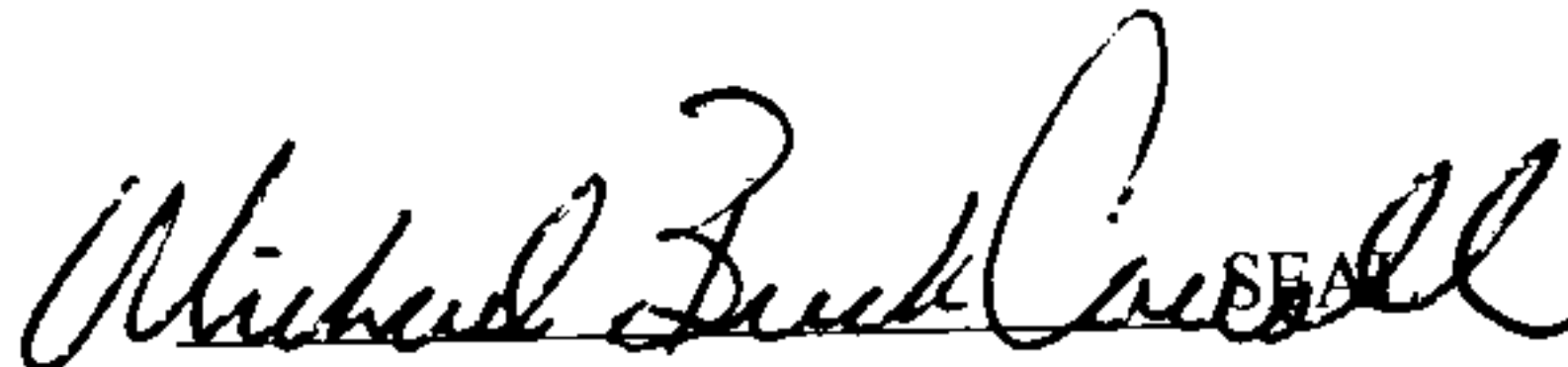
This deed was prepared without benefit of a survey or title review.

This property does not constitute the homestead of Michael Breck Carroll.

To Have and to Hold to the said Grantee for and during life, or as joint tenants and upon her death, then to her survivor in fee simple, and to the heirs or assigns of such survivor forever, together or separate with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands and seals, this 6th day of February, 2017.

GRANTOR


Michael Breck Carroll

Reagan Smith
mycom exp: 4/8/19

Real Estate Sales Validation Form

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

Grantor's Name Michael Carroll
Mailing Address 5888 Hwy 17
Helena, AL 35080

Grantee's Name Melissa Brantley
Mailing Address 231 Mtn-Lake Trail
Alabaster, AL 35007

Property Address 231 Mtn Lake Tr.
Alabaster AL 35007

Date of Sale 2/16/17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$236,300.

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 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 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 2/17/17

Unattested

(verified by)

Print Melissa Mancy Brantley
Sign Melissa Mancy Brantley
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1