


THIS INSTRUMENT PREPARED BY:  
Rodney S. Parker, Attorney at Law  
300 Vestavia Parkway  
Suite 2300  
Birmingham, Alabama 35216

Send Tax Notice to Grantee.  
GRANTEE'S ADDRESS:  
Russell and Dawn Rasco  
105 Pine Tree Circle  
Columbiana, Alabama 35051

STATE OF ALABAMA )  
SHELBY COUNTY )

**QUIT CLAIM DEED**

  
20170223000063390 1/2 \$56.00  
Shelby Cnty Judge of Probate, AL  
02/23/2017 08:47:51 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned GRANTOR, **Russell Rasco**, a married individual, (hereinafter referred to as GRANTOR), whose address is 105 Pine Tree Circle, Columbiana, Alabama, hereby releases, quit claims, grants, sells and conveys unto the GRANTEE, **Dawn Rasco**, whose address is 105 Pine Tree Circle, Columbiana, Alabama (hereinafter referred to as GRANTEES), one-half of his right, title, interest and claim in or to the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 21, according to Briarwood Subdivision, First Sector, as shown by map recorded in Map Book 5 page 23 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record. Subject to any accrued taxes or assessments not yet due and payable.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.


IN WITNESS WHEREOF, said GRANTOR, **Russell Rasco**, has hereunto set his hand and seal this the 22<sup>nd</sup> day of February, 2017.

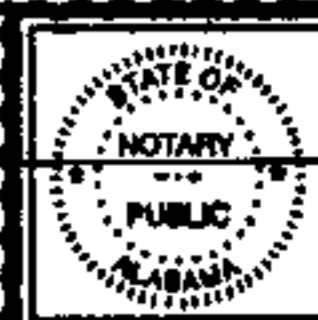
  
\_\_\_\_\_  
Russell Rasco

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Russell Rasco, 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 Instrument, he signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22<sup>nd</sup> day of February, 2017.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:

 **CODY WAYNE CALDWELL**  
My Commission Expires  
June 16, 2018

Real Estate Sales Validation Form

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

Grantor's Name Russell Rasco
Mailing Address 105 Pine Tree Circle
Columbiana AL
35051

Grantee's Name Dawn Rasco
Mailing Address 105 Pine Tree Circle
Columbiana AL
35051

Property Address 105 Pine Tree Circle
Columbiana AL
35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 152,000 = 38,000



20170223000063390 2/2 \$56.00
Shelby Cnty Judge of Probate, AL
02/23/2017 08:47:51 AM 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 tax value

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 2/23/17

Print Dawn Rasco

Unattested

Sign Dawn Rasco

(verified by)

(Grantor/Grantee/Owner/Agent) circle one