


Recording Requested by: **Scott L. Thomas**  
When Recorded Mail To:  
Name: **Scott L. Thomas**  
Mailing Address: **113 River Birch Road**  
City: **Chelsea**  
State: **AL**  
Zip Code: **35043**

  
20170331000107700 1/3 \$270.00  
Shelby Cnty Judge of Probate, AL  
03/31/2017 10:07:18 AM FILED/CERT

Shelby County, AL 03/31/2017  
State of Alabama  
Deed Tax: \$249.00

*Above Space For Recordors Use*

Source of Title:

## QUITCLAIM DEED

GRANTORS:

**SCOTT L. THOMAS and ZEENA L. THOMAS, husband and wife; 113 River Birch Road, Chelsea, AL 35043**

GRANTEES:

**SCOTT L. THOMAS and ZEENA L. THOMAS, as trustees of the Scott and Zeena Thomas Living Trust, dated June 12, 2013**

Property Legal Description:

**LOT 634 according to the Map and Survey of Windstone VI Subdivision as recorded in Map Book 33, Page 31 in the Probate Office of Shelby County, Alabama**

For valuable consideration, Grantors:

Convey to Grantees all right, title, and interest that Grantors may have, IF ANY, in Subject Real Property on the effective date;

WITNESS Grantors' hands this 30<sup>th</sup> day of March, 2017;

  
SCOTT L. THOMAS, Grantor

  
ZEENA L. THOMAS, Grantor

DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH  
HAS BEEN PERFORMED

**NOTARY ACKNOWLEDGMENT**

**STATE OF ALABAMA        }**  
**SHELBY COUNTY            }**

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **SCOTT L. THOMAS**, a married man, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30<sup>th</sup> day of MARCH, 2017.

My Commission Expires: 04/23/2018  
Jane Wallace  
Notary Public

**NOTARY ACKNOWLEDGMENT**

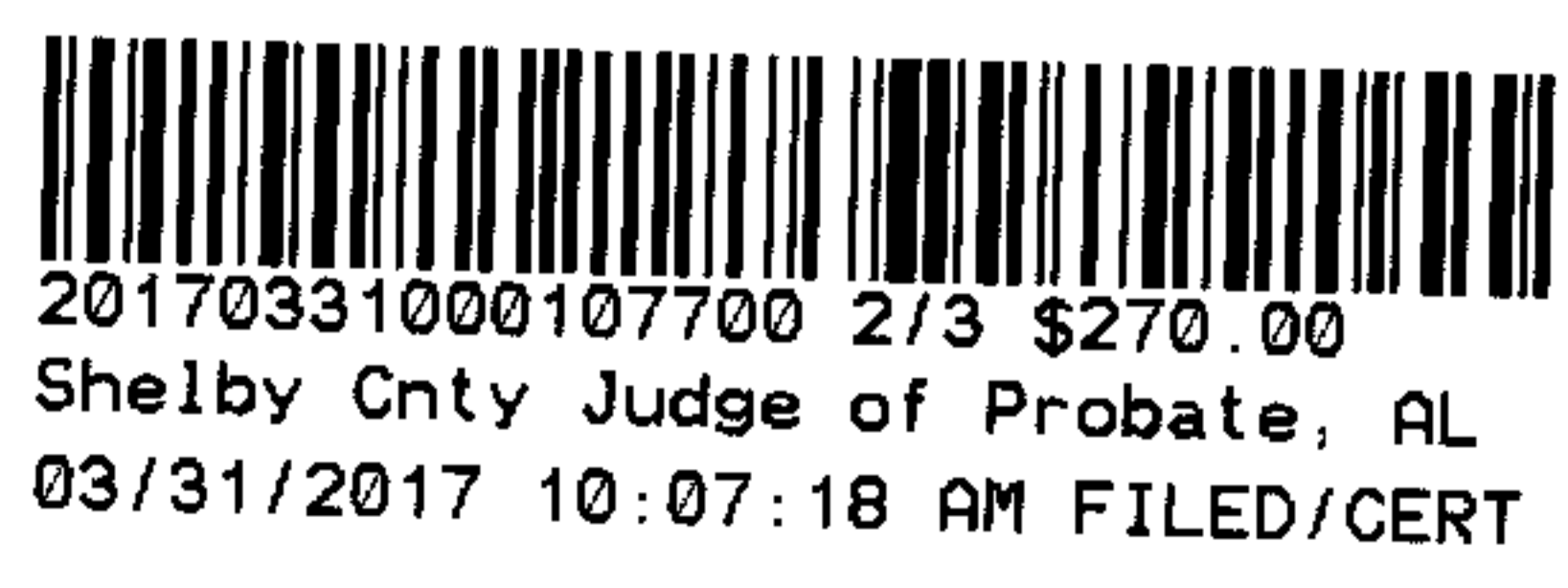
**STATE OF ALABAMA        }**  
**SHELBY COUNTY            }**

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ZEENA L. THOMAS**, a married woman, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 30<sup>th</sup> day of MARCH, 2017.

My Commission Expires: 04/23/2018  
Jane Wallace  
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 David Wayne Walters  
Susan K Walters  
Mailing Address 370 Strathaven Drive  
Pelham, AL 35124  
Property Address 113 River Birch Rd.  
Chelsea, AL 35043

Grantee's Name Scott L. Thomas  
Zeena L. Thomas  
Mailing Address 113 River Birch Road  
Chelsea, AL 35043

Date of Sale February 16, 2017  
Total Purchase Price \_\_\_\_\_  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value 248,600.

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 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 of 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 February 09, 2017

Unattested

3/31/17

SP  
(verified by)

Print David Wayne Walters

Sign David Wayne Walters Sr.  
(Grantor/Grantee/Owner/Agent) circle one

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