

THIS INSTRUMENT PREPARED BY:
Jason A. Stuckey
Moses & Moses, P.C.
300 Cahaba Park Circle, Suite 100
Birmingham, AL 35242
Telephone: (205) 967-0901

SEND TAX NOTICES TO:
Janice E. Waters, Trustee
3668 Crossings Crest
Birmingham, AL 35242

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)


20170503000153000 1/3 \$287.50
Shelby Cnty Judge of Probate, AL
05/03/2017 12:53:51 PM FILED/CERT

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JANICE E. WATERS** (the "Grantor"), having an address of 3668 Crossings Crest, Birmingham, Alabama 35242, hereby remises, releases, quits claim and conveys to **JANICE E. WATERS and JASON HUGH WATERS**, as Trustees of the **JANICE E. WATERS REVOCABLE LIVING TRUST** dated April 28, 2017 ("Grantee"), having the same address, all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 148, according to the Survey of Phase Two Caldwell Crossings 2nd Sector, as recorded in Map Book 31. Page 31, in the Probate Office of Shelby County, Alabama

Subject to ad valorem taxes for the year 2017 and subsequent years.

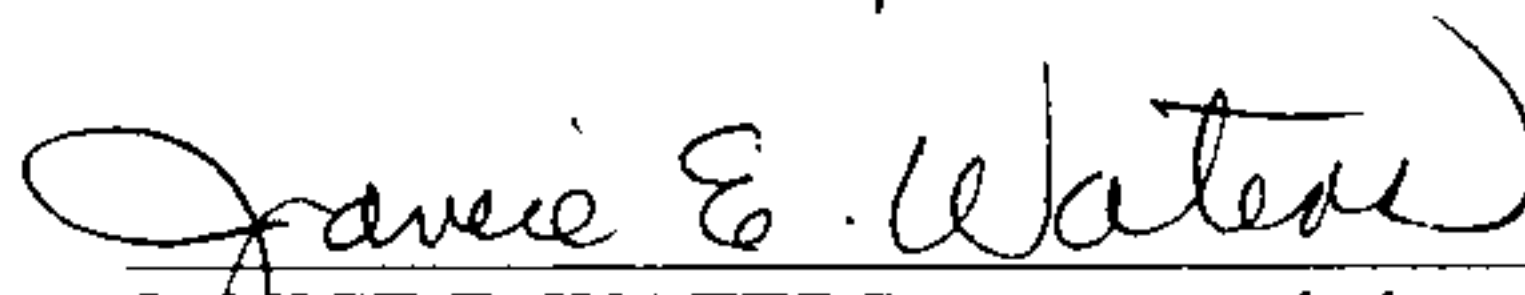
Subject to restrictions, reservations, conditions, easements and encumbrances of record.

This is the homestead property of the Grantor.

TO HAVE AND TO HOLD to the Grantee forever.

This instrument is executed without warranty or representation of any kind on the part of the Grantor, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

Given under the Grantor's hand and seal, this 28 day of April, 2017.



JANICE E. WATERS, an unmarried woman

Shelby County, AL 05/03/2017
State of Alabama
Deed Tax: \$265.50

STATE OF ALABAMA)
)
SHELBY COUNTY)


20170503000153000 2/3 \$287.50
Shelby Cnty Judge of Probate: AL
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I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JANICE E. WATERS, an unmarried woman, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily for and as her individual act.

Given under my hand and official seal this the 28th day of April, 2017.



Notary Public

MELISSA K. AKERS
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
November 20, 2017

{SEAL}

Real Estate Sales Validation Form

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

Grantor's Name Janice E. Waters
Mailing Address 3668 Crossings Crest
Birmingham, AL 35242

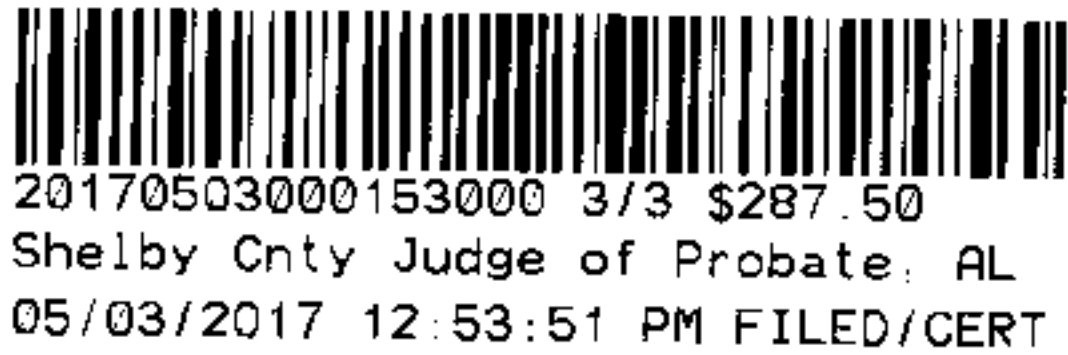
Grantee's Name Janice E. Waters & Jason Hugh Waters, Trustees
Mailing Address 3668 Crossings Crest
Birmingham, AL 35242

Property Address 3668 Crossings Crest
Birmingham, AL 35242

Date of Sale 4/28/2017
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 265,200.00



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 ☐ Appraisal
☐ Sales Contract ☒ Other 2016 Tax Assessed Value
☐ Closing Statement

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 5/1/2017

Print Jason A. Stuckey

☒ Unattested

(verified by)

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1