


This instrument was prepared by:
Tracy L. Walker
1515 Haddon Dr.
Hoover, AL 35226

Shelby County, AL 05/19/2017
State of Alabama
Deed Tax: \$119.50

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY


20170519000175840 1/2 \$137.50
Shelby Cnty Judge of Probate, AL
05/19/2017 02:18:50 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of zero dollars in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Equity Trust Company Custodian FBO Tracy Walker IRA (GRANTOR) hereby releases, quitclaims, grants, sells, and conveys to IRA Financial Trust Company FBO Tracy Walker IRA (herein called GRANTEE) all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION

Subdivision	Hayesbury Phase 1	Plat Book/Page	28/89
Block/Lot	/128	Description	/Neighborhood: 08 Hayesbury Townhomes
District/Ward	8		R-2

Property Address: 132 Hayesbury Court, Pelham, Alabama 35124

TO HAVE AND TO HOLD the said GRANTEE forever.

Given under his hand and seal, this 11 day of

May, 2017


Equity Trust Com. Cust. FBO Tracy Walker IRA

ALBERT COLLINS
Corporate Alternate Signer

THE STATE OF OHIO, COUNTY of Cuyahoga

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ALBERT COLLINS - corporate signer, 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, they, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11 day of May, 2017


Notary Public
My commission Expires: October 14, 2020



PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 14, 2020

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Equity Trust Co.
1 Equity Way
Westlake OH 44145

Grantee's Name
Mailing Address

IRA Financial Trust
221 S. Phillips Ave.
Suite 206
Sioux Falls, SD 57104

Property Address

132 Hayesbury Ct
Pelham, AL 35124

Date of Sale

5/11/17

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

119,300

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

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 5/19/17

Print Tracy Walker

Sign

Tracy Walker

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20170519000175840 2/2 \$137.50
Shelby Cnty Judge of Probate, AL
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y)

Form RT-1