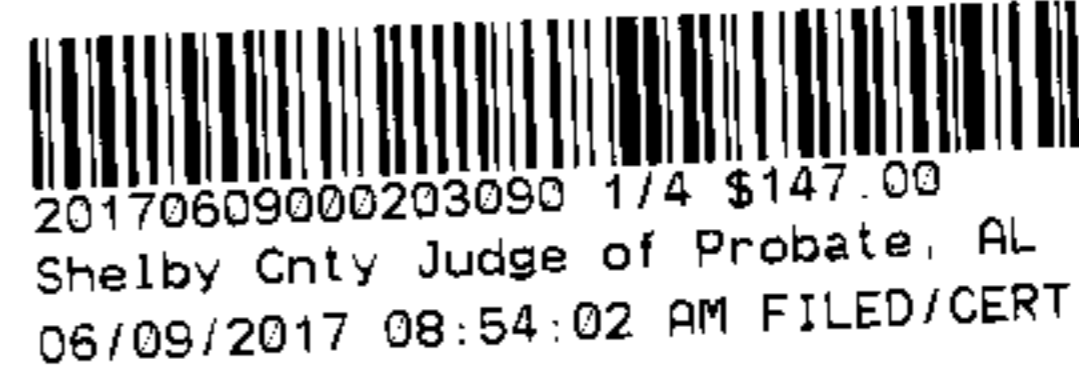


After Recording Return To:)
Mail Tax Statements To:)
Kevin M. Hughes)
400 Tecumseh Street)
Montevallo, AL 35115)

Rtn)

Reltco, Inc.)
13401 McCormick Dr.)
Tampa, FL 33626)



-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
BIBB COUNTY

Property Tax ID#: 27 5 22 0 001 001.020
File #: 165211 AL (mg)

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, KEVIN M. HUGHES, an unmarried man, and ALISON H. HUGHES, an unmarried woman who acquired title as husband and wife, whose address is 400 Tecumseh Street, Montevallo, AL 35115, (hereinafter called Grantors), for and in consideration of the sum of ZERO and 0/100 DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to KEVIN M. HUGHES, an unmarried man, whose address is 400 Tecumseh Street, Montevallo, AL 35115, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby Alabama, to-wit:

LOT 7, ACCORDING TO THE SURVEY OF SHOAL CREEK HIGHLANDS, FIRST SECTOR, AS RECORDED IN MAP BOOK 13, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Parcel ID: 27 5 22 0 001 001.020

Commonly known as: 400 Tecumseh Street, Montevallo, AL 35115

Shelby County, AL 06/09/2017
State of Alabama
Deed Tax: \$123.00

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 12th day of May, 2017

WITNESSES:

Witness


Kevin M. Hughes

KEVIN M. HUGHES

Print Name

Witness

Witness


20170609000203090 2/4 \$147.00
Shelby Cnty Judge of Probate, AL
06/09/2017 08:54:02 AM FILED/CERT

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KEVIN M. HUGHES, 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 and the same bears dated.

Given under my hand and official seal this the 12th day of May, 2017

Robert N. Parker

NOTARY PUBLIC
My Commission Expires:

MY COMMISSION EXPIRES 6-2-20

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 12th day of MAY, 2017

WITNESSES:

Witness

Alison H. Hughes
ALISON H. HUGHES

Print Name

Witness

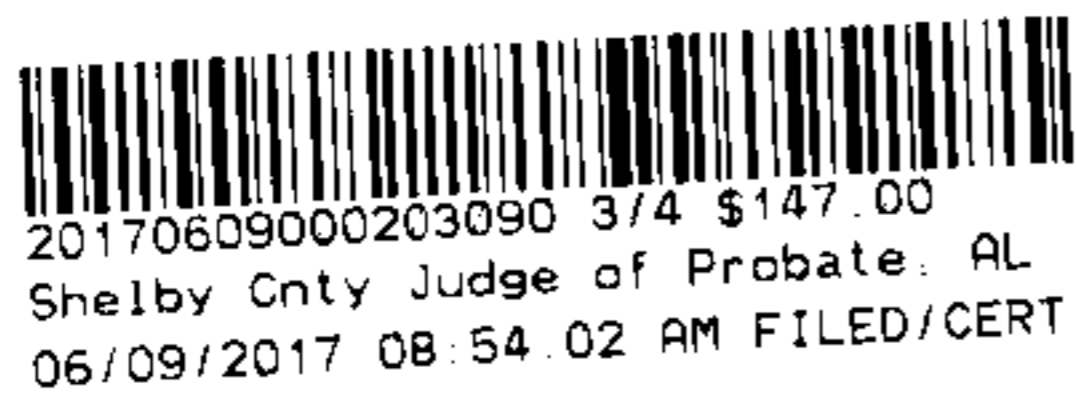
Witness

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALISON H. HUGHES, 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 and the same bears dated.

Given under my hand and official seal this the 12th day of MAY, 2017



Robert W. Parker
NOTARY PUBLIC
My Commission Expires:
MY COMMISSION EXPIRES 6-2-20

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Curphey & Badger PA
c/o Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546

Real Estate Sales Validation Form

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

Grantor's Name KEVIN M. HUGHES, AN UNMARRIED MAN AND ALISON H. HUGHES AND
Mailing Address 400 TECUMSEH STREET
MONTEVALLO, AL 35115

Grantee's Name KEVIN M. HUGHES, AN UNMARRIED MAN
Mailing Address 400 TECUMSEH STREET
Montevallo, AL 35115

Property Address 400 TECUMSEH STREET
Montevallo, Al 35115

Date of Sale May 12, 2017
Total Purchase Price \$ 0.00



Shelby Cnty Judge of Probate, AL
06/09/2017 08:54:02 AM FILED/CERT

Actual Value \$
or
Assessor's Market Value \$ 122,800.00

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
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 5-12-17

Print LISA LEWIS

Unattested

Sign Lisa Lewis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1