



20170720000259440 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
07/20/2017 11:16:36 AM FILED/CERT

STATE OF ALABAMA

QUITCLAIM DEED

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollars (\$1.00) and other good and valuable considerations in hand paid to MARGEAN D. CUMMINGS (Hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, MARGEAN D. CUMMINGS, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, and CONVEYS to WILLIAM J. CUMMINGS (hereinafter called the Grantee), 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 1, BLOCK 4, ACCORDING TO A RESURVEY OF FARRIS-SMITH SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 7th day of July, 2017.

Margean D. Cummings
Grantor

No title opinion requested and none rendered.

NOTE: The preparer of this instrument has served as a scrivener only and has not examined title and does not hereby give an opinion with respect to the property described herein. The preparer of this instrument is also without knowledge of the additional valuable consideration given regarding this conveyance.

STATE OF ALABAMA
COUNTY OF SHELBY

I, Coleman Richards a Notary Public in and for said County, in said State, hereby certify that Margean D. Cummings, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of July, 2017.

[Signature]

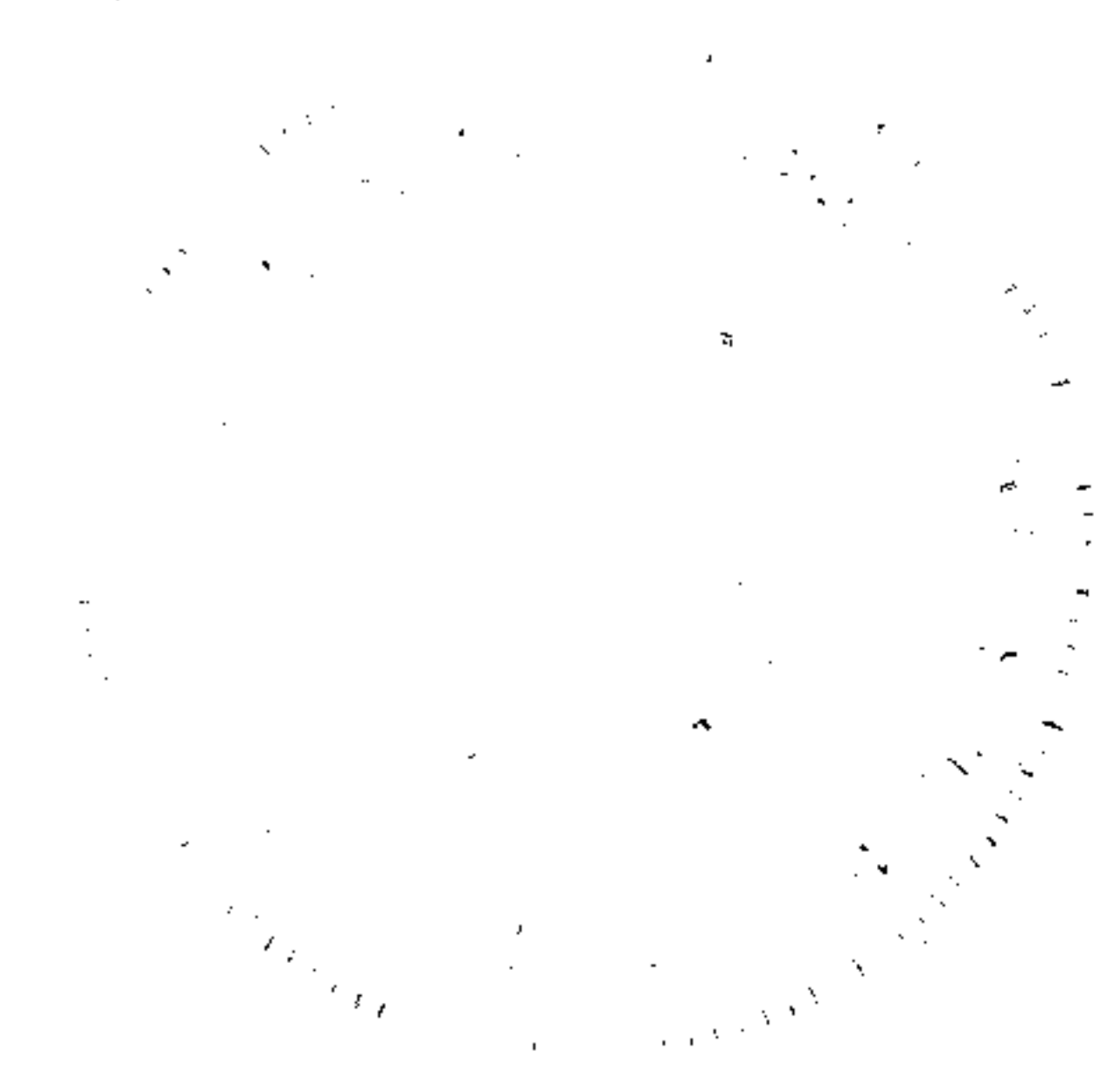
Notary Public
My Commission Expires:

THIS INSTRUMENT PREPARED BY:

MY COMMISSION EXPIRES JANUARY 15, 2019

MARGEAN D. CUMMINGS

Shelby County, AL 07/20/2017
State of Alabama
Deed Tax: \$87.00



Real Estate Sales Validation Form

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

Grantor's Name Margean D. Cummings
Mailing Address 1104 3rd Ave NW
Alabaster, AL 35007

Grantee's Name William J. Cummings
Mailing Address 101 Kings Crest
Pelham, AL 35224

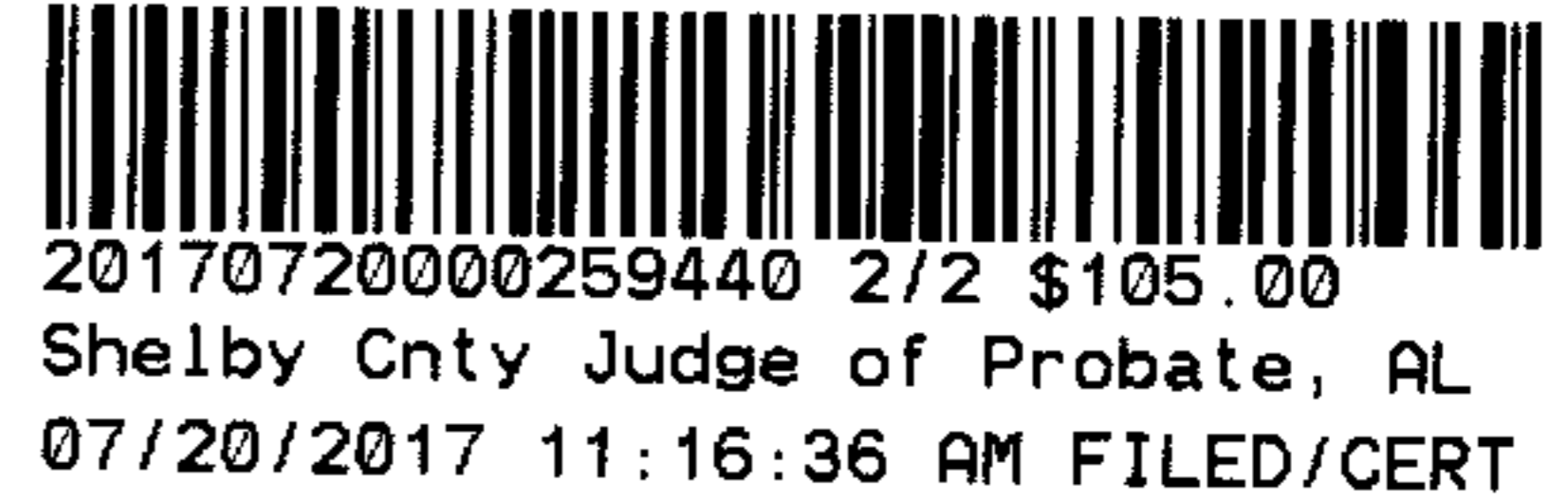
Property Address 1104 3rd Ave. NW,
Alabaster, AL
35007

Date of Sale 7-7-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 82,600

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



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 7-20-17

Print Margean D. Cummings

Unattested

Sign Margean D. Cummings
(Grantor/Grantee/Owner/Agent) circle one

(verified by)