


THIS INSTRUMENT PREPARED BY:  
S. Kent Stewart, Esquire  
Stewart & Associates  
3595 Grandview Parkway, Suite 280  
Birmingham, AL 2512423

SEND TAX NOTICE TO:  
Tonya M. Brewer  
101 Lauchlin Lane  
Pelham, AL 35124

**QUIT CLAIM DEED**

**STATE OF ALABAMA,**

**COUNTY OF SHELBY**

  
20170802000277480 1/2 \$167.50  
Shelby Cnty Judge of Probate, AL  
08/02/2017 10:08:16 AM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, JEFFREY A. BREWER, an unmarried man, (hereinafter called Grantor) hereby remises, quit claims, grants, sells, and conveys to TONYA M. BREWER, (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:**

**LOT 1135, ACCORDING TO THE SURVEY OF LAUCHLIN AT BALLANTRAE, PHASE I, AS RECORDED IN MAP BOOK 35, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**SUBJECT TO, ADVALOREM TAXES FOR 2017 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE, AND TO ANY AND ALL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD.**

TO HAVE AND TO HOLD to said GRANTEE forever.


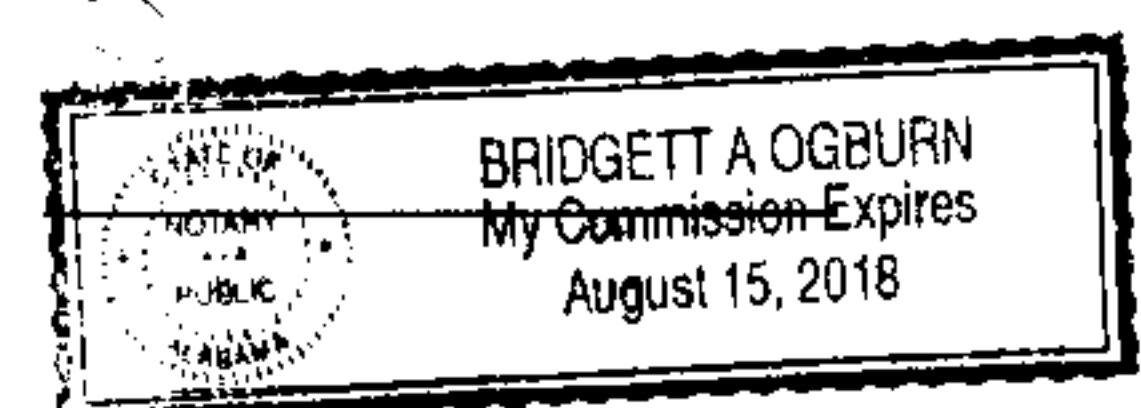
Given under my hand and seal, this 29<sup>th</sup> day of June, 2017.

  
\_\_\_\_\_  
JEFFREY A. BREWER (SEAL)

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JEFFREY A. BREWER, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of June, 2017.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 

Shelby County: AL 08/02/2017  
State of Alabama  
Deed Tax: \$149.50

# Real Estate Sales Validation Form

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

Grantor's Name Jeffrey A. Brewer  
Mailing Address 231 Grand Reserve Dr.  
Delham AL 35124

Grantee's Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Property Address \_\_\_\_\_

Date of Sale \_\_\_\_\_

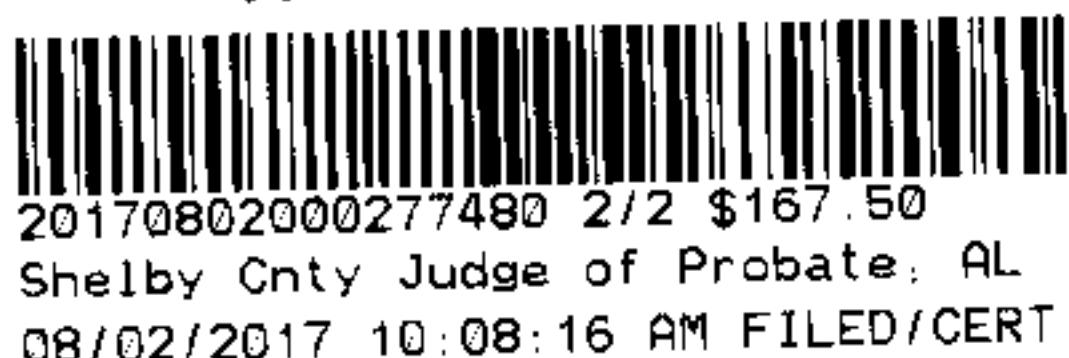
Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$298,800 (1/2 value \$149,400)



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 Records

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 6/29/17

Print Jeff Brewer

☐ Unattested

Sign

(verified by)

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

Form RT-1