

STATE OF ALABAMA)
COUNTY OF SHELBY)

20170810000289650 1/2 \$66.50
Shelby Cnty Judge of Probate, AL
08/10/2017 11:52:10 AM FILED/CERT

QUITCLAIM DEED

THIS INDENTURE, made this 14 day of June, 2017, between **Andrea Irene Pitman**, a divorced woman, hereinafter referred to as the party of the first part, and **Bryan Scot Pitman**, a divorced man, hereinafter referred to as the party of the second part;

WITNESSETH: That the party of the first part, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, paid by the party of the second part, the receipt whereof is hereby acknowledged, does remise, release, quitclaim and convey to the party of the second part all the right, title, interest and claim of the party of the first part in and to the following described real estate, to-wit:

Begin at the Northwest corner of the East 1/2 of the NW 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama: thence run East along the North line of said NW 1/4 of NW 1/4 of Section 23, a distance of 367.94 feet to a point in the center of an old road: thence turn right 40 44' and run Southeasterly along the center of said road a distance of 140.18 feet: thence turn right 80* 00' and run Southwesterly a distance of 267.64 feet; thence turn right 103* 03' and run Northwesterly a distance of 466.45 feet to the Point of Beginning.*

Together with a 1993 CRIM 64x28 manufactured home, comprised of 2 sections, and bearing the serial numbers CALS3037A and CALS3037B, is permanently affixed to the real property hereinabove described property and is considered a part thereof.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Property Address: 36 Swann Drive, Birmingham, Al 35242

(No warranty is made that the description referenced in this document is correct. Description provided by Grantor from Deed. No title examination as been performed, and there are no representations made that any subdivision restrictions, state, county, or city regulations have been complied with.)

TO HAVE AND TO HOLD unto the party of the second part, her heirs and assigns forever.

IN TESTIMONY WHEREOF, the party of the first part has signed and sealed these presents on the date above written.

Andrea Irene Pitman
ANDREA IRENE PITMAN

STATE OF ALABAMA)
COUNTY OF)

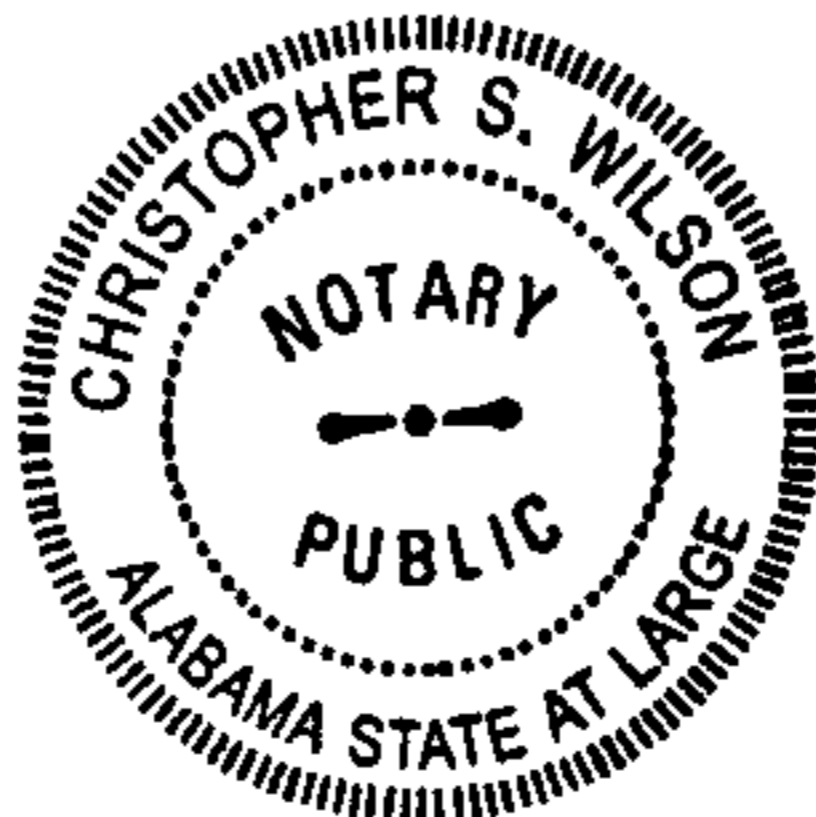
Before me, the undersigned Notary Public in and for said State and County hereby certify that **ANDREA IRENE PITMAN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily, on the day the same bears date.

Given under my hand and seal on this the 14 day of June, 2017.

Christopher S. Wilson
Notary Public
My Commission Expires: **MY COMMISSION EXPIRES FEBRUARY 1, 2020**

THIS INSTRUMENT PREPARED BY:
Jacob A. Millican, Esq.
Attorney at Law
827 Chestnut Street
Gadsden, Al 35901
Telephone 256-547-3221

GRANTOR'S ADDRESS:
36 Swann Drive
Birmingham, Al 35242



Shelby County, AL 08/10/2017
State of Alabama
Deed Tax: \$48.50

Real Estate Sales Validation Form

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

Grantor's Name Andrea Irene Pitman
Mailing Address 36 SWANN DR.
BIRMINGHAM AL 35242

Grantee's Name Bryan Scot Pitman
Mailing Address 36 Swann Dr.
Birmingham AL 35242

Property Address 36 SWANN DR.
BIRMINGHAM AL 35242

Date of Sale 14 JUNE 2017

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

96,450 1/2 interest



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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) 48,225.00

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other TWO ASSESSOR'S

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 8-10-17

Print _____

X Unattested

Sign _____

(verified by) [Signature]

(Grantor/Grantee/Owner/Agent) circle one