

This Instrument Prepared By:

Send Tax Notice To:

I. Ripon Britton, Jr., Esq.
Hand Arendall LLC
1801 5th Avenue North
Suite 400
Birmingham, AL 35203

Eunice Susan Tamborrel Smith
199 Evergreen Road
Shelby, AL 35143

STATE OF ALABAMA
JEFFERSON COUNTY

market value
\$69,640
1/2 \$34,820

20170828000312510 1/2 \$53.00
Shelby Cnty Judge of Probate, AL
08/28/2017 12:47:42 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: that in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency which is hereby acknowledged, the undersigned I. Ripon Britton, Jr., as the previous Conservator for Eunice Susan Tamborrel (herein referred to as the "Grantors"), does hereby remise, release, grant, sell, convey and quitclaim unto Eunice Susan Tamborrel Smith, a married woman (the "Grantee"), the Grantor's entire right, title and interest in and to the following described real property situated in Shelby County, Alabama, to-wit:

Lots 12, 13, 14, and 15 and the South Half of Lot 11, Block 95, according to Safford's Map of the town of Shelby, as recorded in Map Book 3, Page 47, in the Probate Office of Shelby County, Alabama being situated in Shelby County, Alabama. Also known as 199 Evergreen Road, Shelby, Alabama 35143

To have and to hold to Grantee, its successors and assigns forever.

Source of Title: Warranty Deed from Linda Fuller as recorded at 20101118000356840 in the office of the Judge of Probate of Shelby County, AL on 18 November 2010.

In witness whereof, I have hereunto set my hand and seal on this 4th day of AUGUST 2017.

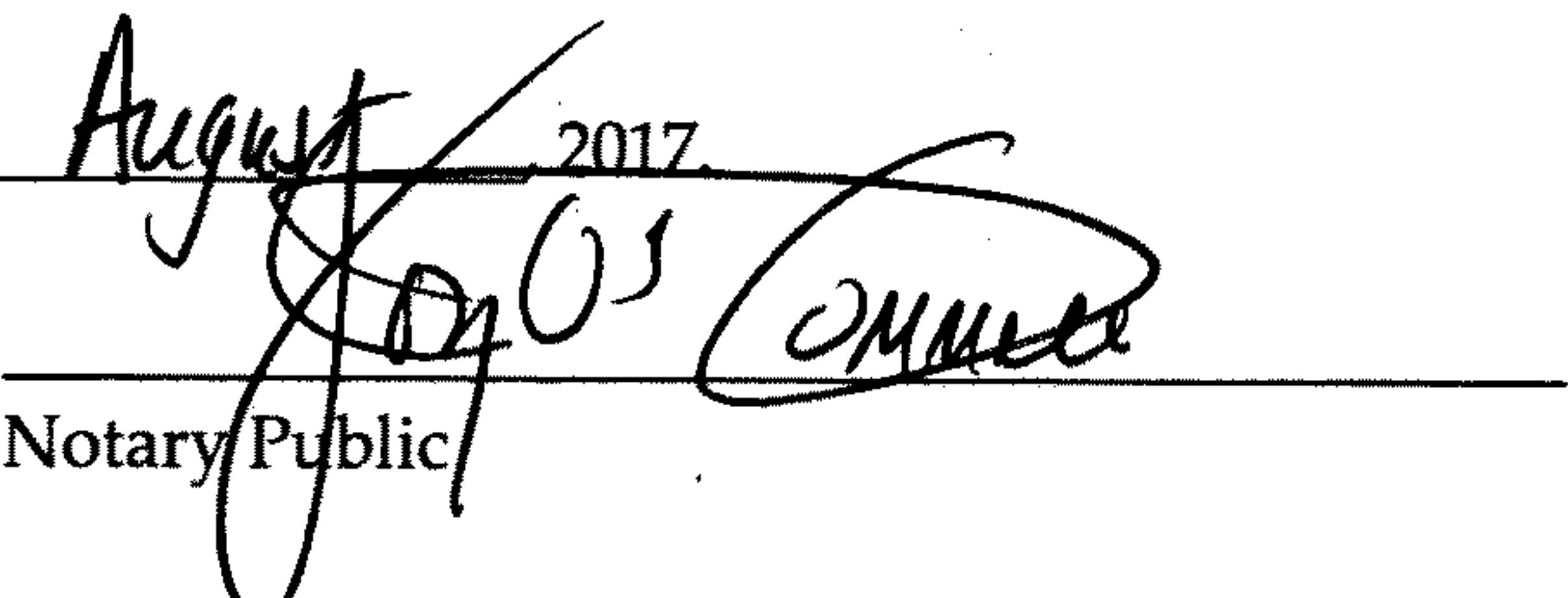

I. Ripon Britton, Jr., as Conservator

STATE OF ALABAMA
JEFFERSON COUNTY

Shelby County, AL 08/28/2017
State of Alabama
Deed Tax: \$35.00

I, the undersigned, a notary public in and for said county in said state, hereby certify that I. RIPON BRITTON, JR., whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of August 2017


Notary Public

My commission expires:
10/8, 2020.

AFFIX SEAL

Real Estate Sales Validation Form

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

Grantor's Name	I. Ripon Britton, Jr.	Grantee's Name	Eunice Susan Tamborell Smith
Mailing Address	1801 5th Avenue North Suite 400 Birmingham, AL 35203	Mailing Address	199 Evergreen Road Shelby, AL 35143
Property Address	199 Evergreen Road Shelby, AL 35143	Date of Sale	August 4, 2017
		Total Purchase Price \$	
		or	
		Actual Value	<u>1/2 Value \$34,820.00</u>
		or	
		Assessor's Market Value \$	69,640.00

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	☐ Appraisal
☐ Sales Contract	☒ Other
☐ Closing Statement	

20170828000312510 2/2 \$53.00
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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.

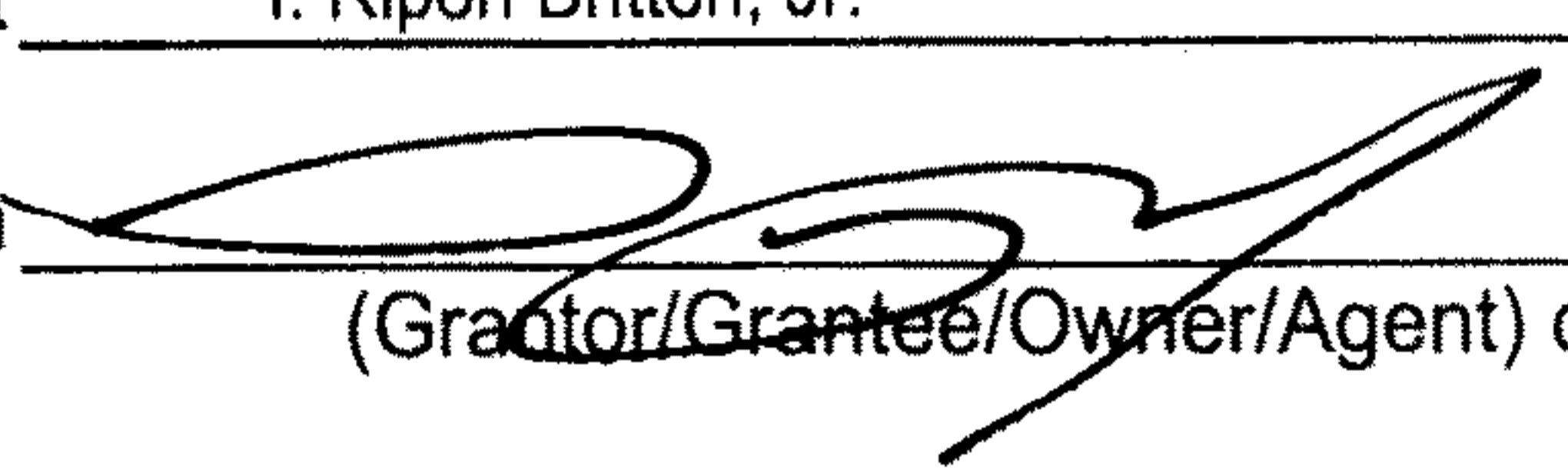
Date of Sale - the date on which interest to the property was conveyed.

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	August 4, 2017	Print	I. Ripon Britton, Jr.
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1