

Send tax notice to:

William Robert Hains and Mary Beth Hains

4324 MILNER ROAD WEST
BIRMINGHAM, AL 35242

TITLE NOT EXAMINED

This instrument prepared by:

Charles A. J. Beavers, Jr.

Bradley Arant Boult Cummings LLP

One Federal Place

1819 Fifth Avenue North

Birmingham, AL 35203-2104

STATE OF ALABAMA)

:

SHELBY COUNTY)


QUITCLAIM DEED
(GIVEN TO CLEAR TITLE)


KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to **ALLISON MORROW STEPHENS**, an unmarried widow (herein referred to as the "Grantor"), by **WILLIAM ROBERT HAINS** and wife, **MARY BETH HAINS**, residents of the State of Alabama ("Grantees"), the Grantor does hereby remise, release, quitclaim and convey to the Grantees, as joint tenants with rights of survivorship, their heirs and assigns forever, all of the Grantor's rights, title, interest, and claim, if any, in and to the following described real property located at Meadow Lake Circle, Calera, Alabama, and situated in Shelby County, Alabama, more particularly described on **EXHIBIT A** attached hereto.

The real property described in this Quitclaim Deed is one of the assets of the Estate of Michael E. Stephens, deceased (Shelby County Probate Case No. PR-2017-000541), and Grantor is potentially an ultimate beneficiary of said Estate.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with rights of survivorship, their heirs and assigns forever; subject, however, to the matters shown on **EXHIBIT B** attached hereto.

IN WITNESS WHEREOF, Grantor has set his hand and seal as of the 7 day of September, 2017.


20170914000335720 1/5 \$30.00
Shelby Cnty Judge of Probate, AL
09/14/2017 03:21:08 PM FILED/CERT


Allison Morrow Stephens

STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Allison Morrow Stephens, 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 said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 7th day of September, 2017.



Lynda Lee Thomas
Notary Public

My commission expires 8/20/2019

20170914000335720 2/5 \$30.00
Shelby Cnty Judge of Probate, AL
09/14/2017 03:21:08 PM FILED/CERT

EXHIBIT A

The Property

Tract 10, according to the Survey of Meadow Lake Farms, as recorded in Map Book 27, Page 101, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that property conveyed to Sunshine, LLC by deed recorded in Instrument No. 2005, page 38910.

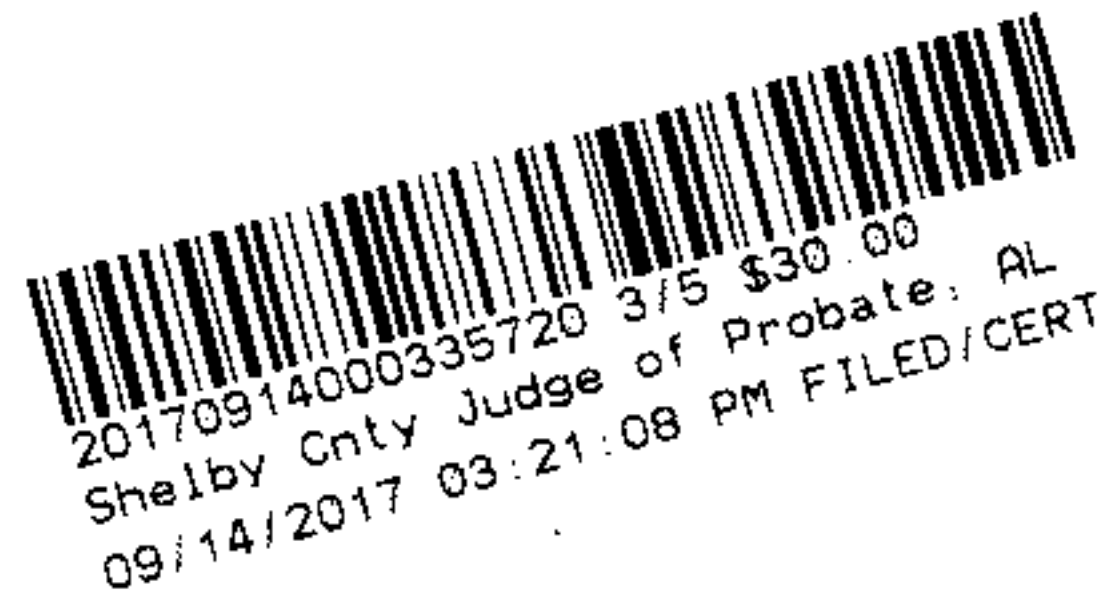
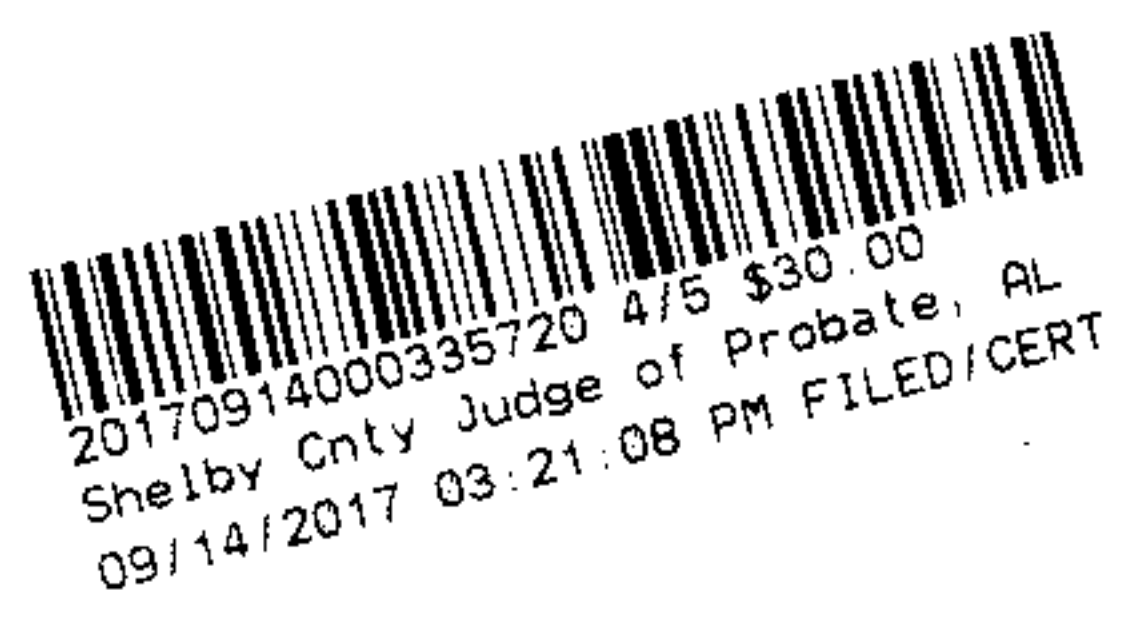


EXHIBIT B

1. 2017 ad valorem taxes, not yet due and payable
2. Easement(s), building line(s), and restriction(s) as shown on recorded map
3. Any mineral and mining rights not owned by Grantors
4. Riparian rights incident to the premises
5. Covenants, conditions, restrictions, easements, setbacks, ARC, and obligations set forth in the Declaration of Restrictive Covenants for Meadow Lake Farms as recorded in Inst. No. 2000-39333 as amended in Inst. No. 2000-39334 and Inst. No. 2010-85970
6. Articles of Incorporation of Meadow Lake Farms Homeowners Association as recorded in Inst. No. 2000-38335 and minutes recorded in Inst. No. 2006-23899
7. Rights of others to use access easements as set forth in Inst. No. 2000-40675 and Inst. No. 2000-40674
8. Right of way granted to Alabama Power Company recorded in Inst. No. 2002-6365 and Inst. No. 2002-6366
9. Any loss, claim, damage or expense including addition tax due, if any, arising from or due to the fact that ad valorem taxes for the Property have been paid under a current use assessment
10. Present zoning classification
11. Property being located in a flood plain
12. Utility easements serving the Property
13. Residential subdivision covenants and restrictions
14. Building lines of record



Real Estate Sales Validation Form

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

Grantor's Name Allison Morrow Stephens
Mailing Address 3230 Cahaba Valley Road
Indian Springs, AL 35124

Grantee's Name William Robert Hains and
Mailing Address Mary Beth Hains
4324 Milner Road West
Birmingham, AL 35242

Property Address Meadow Lake Circle
Calera, Alabama

Date of Sale September 7, 2017

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

\$ 180,000.00 (tax paid on
deed recorded simultaneously
herewith)

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

DEED IS GIVEN TO CLEAR TITLE

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 September 7, 2017

Print Charles A. J. Beavers, Jr.

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested

fied by)



20170914000335720 5/5 \$30.00
Shelby Cnty Judge of Probate, AL
09/14/2017 03:21:08 PM FILED/CERT

Form RT-1