


This instrument was provided by:  
**Mike Atchison**  
**Attorney at Law, Inc.**  
**P. O. Box 822**  
**Columbiana, Alabama 35051**

After recording, return to:  
\_\_\_\_\_  
\_\_\_\_\_

**STATE OF ALABAMA,**  
**SHELBY COUNTY**

  
20171006000365210 1/2 \$36.00  
Shelby Cnty Judge of Probate, AL  
10/06/2017 11:38:42 AM FILED/CERT

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of the sum of **EIGHTEEN THOUSAND DOLLARS AND ZERO CENTS (\$18,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Jared Properties**, hereby remises, releases, quit claims, grants, sells, and conveys to **Charley H. Fulton and Deborah W. Fulton** (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 23, Glenstone Cottages, as recorded in Map Book 38, page 48, Probate Office, Shelby County, Alabama.  
Parcel ID# 58//15/01/01/0/000/013.024

The above described property constitutes no part of the homestead of the Grantor.

*This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.*

**TO HAVE AND TO HOLD** Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

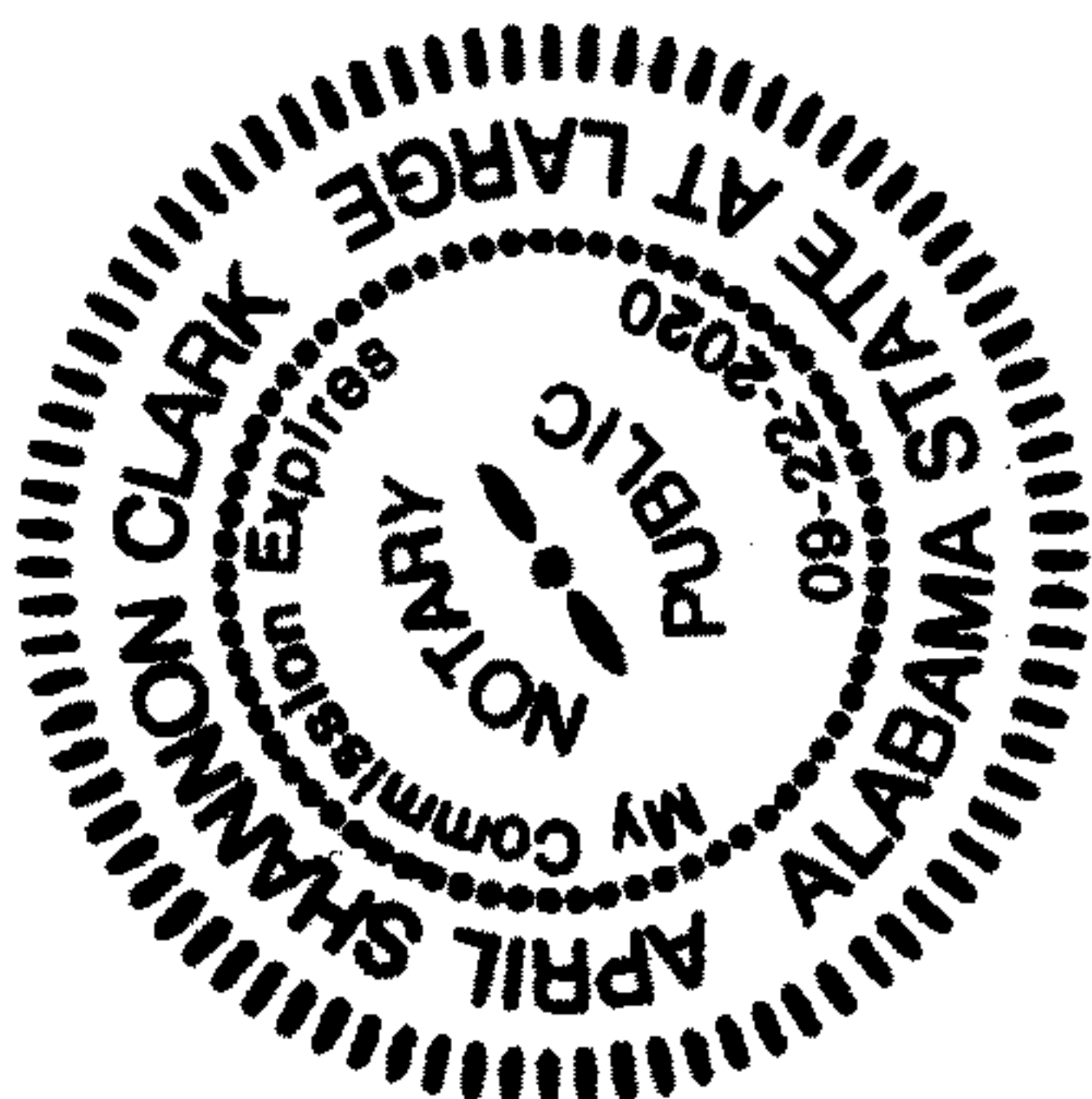
Given under my hand and seal, this 6<sup>th</sup> day of October, 2017.


  
\_\_\_\_\_  
**Michael M. Jared**  
**DBA Jared Properties**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, April Clark, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Michael M. Jared DBA Jared Properties** whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6<sup>th</sup> day of October, 2017.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/22/2020

Shelby County, AL 10/06/2017  
State of Alabama  
Deed Tax: \$18.00



# Real Estate Sales Validation Form

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

Grantor's Name Jared Properties  
Mailing Address 245 Bream Cove Rd  
Columbiana AL  
35051

Grantee's Name Charley H. Fulton  
Mailing Address 105 Glenstone Dr.  
Columbiana, AL  
35051

Property Address Vacant

Date of Sale 10/6/17  
Total Purchase Price \$ 18,000.00



20171006000365210 2/2 \$36.00  
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or  
Actual Value \$

or  
Assessor's Market Value \$

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 \_\_\_\_\_

Print Michael M. Jared

☐ Unattested

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1