

This instrument was prepared by:
Ramona J. Morrison
Morrison & Spann, LLC
P.O. Box 278
Columbiana, AL 35051

Please send tax notice to:
Patricia Parker Pitts
112 Windstone Parkway
Chelsea, Alabama 35043

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **JOHN EDWARD PITTS**, an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to **PATRICIA PARKER PITTS**, an unmarried woman, (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 7 according to the survey of Windstone as recorded in Map Book 25, Page 2, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad Valorem taxes due October 1, 2018 and thereafter.

This conveyance is make subject to any and all restrictions, covenants, easement, and rights of way, mineral and mining rights, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against the property.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 29th day of November 2017.



JOHN EDWARD PITTS


STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that JOHN EDWARD PITTS, whose name is signed to the foregoing deed, 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 this the 29th day of November 2017.




Notary Public
My Commission Expires: 12/20/2018


20171205000435910 1/2 \$136.50
Shelby Cnty Judge of Probate, AL
12/05/2017 01:35:27 PM FILED/CERT

Shelby County, AL 12/05/2017
State of Alabama
Deed Tax: \$118.50

Real Estate Sales Validation Form

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

Grantor's Name John E. Pitts Mailing Address 2717 Piedmont Drive Helena, AL 35022
Grantee's Name Patricia P Pitts Mailing Address 112 Windstone Pkwy Chelsea, AL 35043

Property Address 112 Windstone Pkwy Chelsea AC 35043
Date of Sale 10/13/17
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 236,300 / 2 = 118,150

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
X Other Divorce property settlement

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 12/5/17
Print Patricia P. Pitts
Sign Patricia P Pitts
(Grantor/Grantee/Owner/Agent) circle one

Unattested

