

STATE OF ALABAMA) 20171211000440400
COUNTY OF SHELBY) 12/11/2017 10:31:13 AM
QCDEED 1/5

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL H. BROWN and SOPHIE J. BROWN, who acquired title as SOPHIE D. BROWN, husband and wife (together herein, "Grantors"), whose address is 1433 Secretariat Drive, Helena, AL 35080, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to SOPHIE J. BROWN, a married woman (herein, "Grantee"), whose address is 1433 Secretariat Drive, Helena, AL 35080, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1433 Secretariat Drive, Helena, AL 35080

SOURCE OF TITLE: Instrument Number 20100318000078780

PROPERTY ID: 13 7 26 2 001 002.025

REAL PROPERTY TAX: \$ 825.32 due and payable by December 31st of the current year


TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 30TH day of NOVEMBER, 2017.

GRANTOR:


 (SEAL)
Michael H. Brown

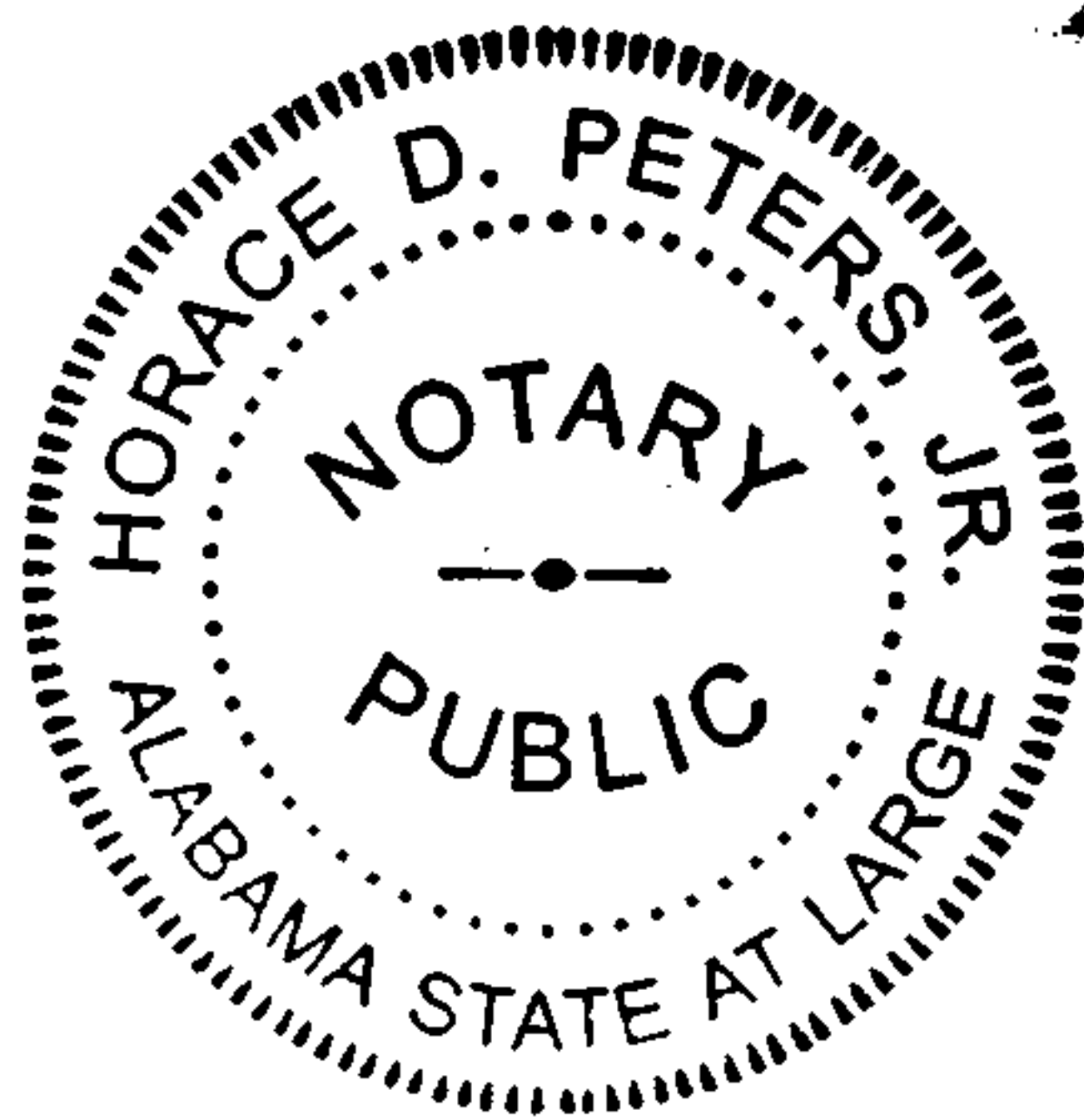
STATE OF ALABAMA
COUNTY OF SHELBY

I, HORACE D. PETERS, JR., the undersigned Notary Public in and for said State and County, hereby certify that Michael H. Brown, a married person, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of NOVEMBER, 2017.

[Affix Notary Seal]


SIGNATURE OF NOTARY PUBLIC
My commission expires: 05/03/2019



GRANTOR:

mi jorom
who aquired title as
mi D Brown

(SEAL)

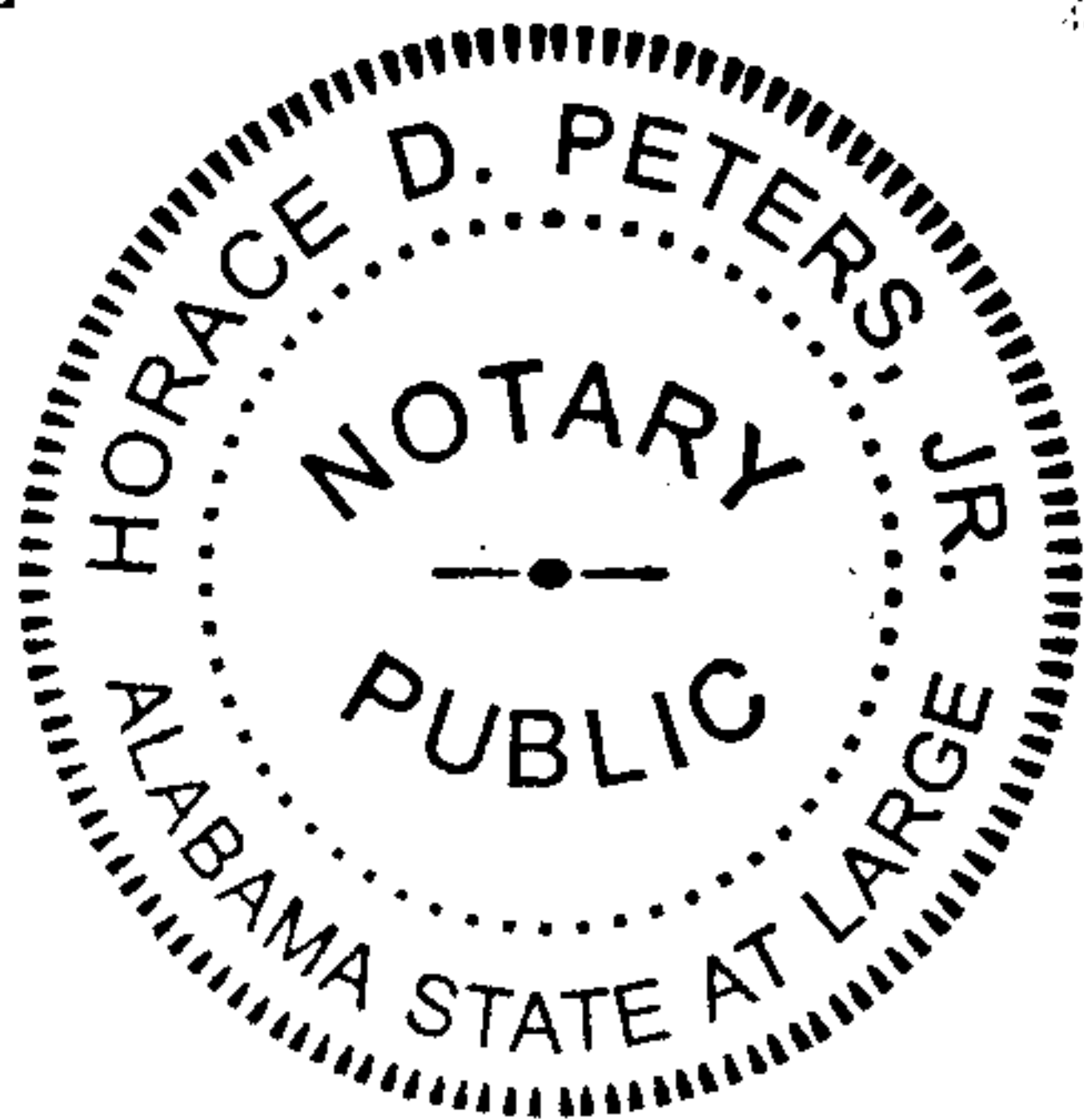
Sophie J. Brown, who acquired title as
Sophie D. Brown

STATE OF ALABAMA
COUNTY OF SHERBURY

I, HORACE D. PETERS JR., the undersigned Notary Public in and for said State and County, hereby certify that Sophie J. Brown, who acquired title as Sophie D. Brown, a married person, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30TH day of NOVEMBER, 2017.

[Affix Notary Seal]



Horace D. Peters Jr.
SIGNATURE OF NOTARY PUBLIC

My commission expires: 08/03/2019

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

When recorded, please mail to:

SOPHIE J. BROWN
1433 SECRETARIAT DRIVE
HELENA, AL 35080

The Grantee's address is:

SOPHIE J. BROWN
1433 SECRETARIAT DRIVE
HELENA, AL 35080

EXHIBIT A

[Legal Description]

LOT 47, ACCORDING TO THE SURVEY OF DEARING DOWNS, 6TH ADDITION, PHASE I, AS RECORDED IN MAP BOOK 10, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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

Grantor's Name Michael H. Brown
Mailing Address Sophie J. Brown, wata Sophie D.
1433 Secretariat Drive
Helena, AL 35080

Grantee's Name Sophie J. Brown
Mailing Address 1433 Secretariat Drive
Helena, AL 35080

Property Address 1433 Secretariat Drive
Helena, AL 35080

Date of Sale 11/30/2017
Total Purchase Price \$ 0.00
or
Actual Value \$
or
Assessor's Market Value \$ 176,800.00

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
- ☐ Sales Contract
- ☐ Closing Statement
- ☐ Appraisal
- ☒ Other Assessor's Market Value

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 30 Nov 17

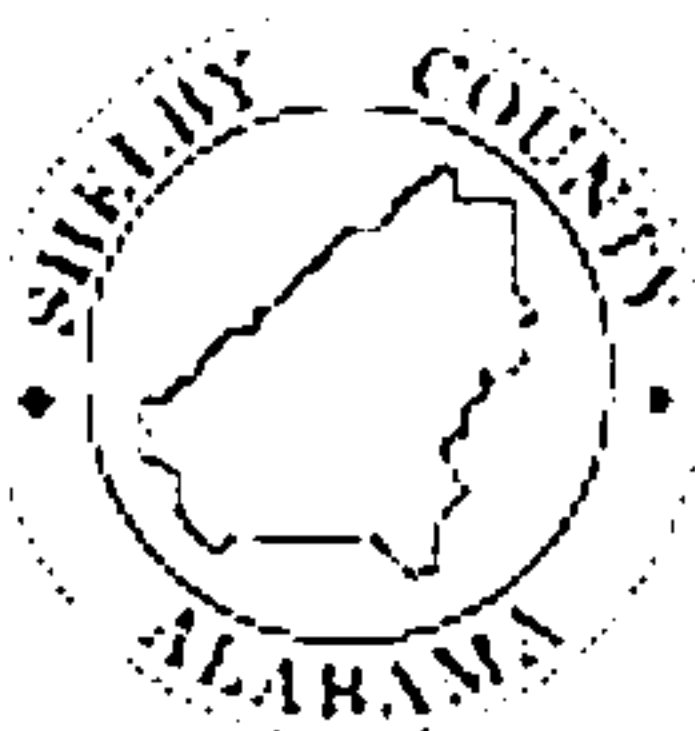
Print Michael H Brown Sophie J Brown

Unattested (verified by)

Sign (Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/11/2017 10:31:13 AM
\$204.00 DEBBIE
20171211000440400

Signature