

Return to:  
Title Source, Inc.  
662 Woodward Avenue  
Detroit, MI 48226

Order Number:  
63891295 - 41347474

**QUIT CLAIM DEED**

STATE OF Alabama )  
COUNTY OF Shelby )

Send Future Tax Notices to:  
930 Haddington Dale  
Pelham, AL 35124  
3392249150

**KNOW ALL MEN BY THESE PRESENTS:**

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **MITA T. FRAZIER** and **BOBBY C. FRAZIER**, wife and husband, and **LANCE GEOFFREY HOULDITCH**, a married man, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents quitclaim, remise, and release unto **MITA T. FRAZIER** and **BOBBY C. FRAZIER**, wife and husband, as joint tenants with right of survivorship, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 348-A, according to the Resurvey of Lots 348, 349, 350 and 351 of Haddington Parc at Ballantrae, Phase I, as recorded in Map Book 33 Page 148 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

**Prior Deed Reference: Instrument Number 20090504000163410.**

**Parcel ID Number: 14-8-28-3-002-019.000**

**Commonly Known As: 930 Haddington Dale, Pelham, AL 35124**

**Fair Market Value: \$262,000.00**

**The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**

**The above conveyance includes all structures presently built, constructed, or set on the above described property.**

**This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.**

**The above described property is not the homestead of the Grantor Lance Geoffrey Houlditch herein, and the above described property does constitute part of the Grantor Mita T. Frazier and Bobby C. Frazier's homestead.**

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Title Source, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 13<sup>th</sup> day of December, 2017.

GRANTORS:

Mita T. Frazier  
MITA T. FRAZIER

Bobby C. Frazier  
BOBBY C. FRAZIER

Lance Geoffrey Houlditch  
LANCE GEOFFREY HOULDITCH

STATE OF Alabama )  
COUNTY OF Shelby )

I, Charlena Caldwell, a Notary Public for the State of Alabama, do hereby certify that **MITA T. FRAZIER, BOBBY C. FRAZIER, and LANCE GEOFFREY HOULDITCH**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand this the 13<sup>th</sup> day of December, 2017.



Charlena Caldwell  
Notary Public Charlena Caldwell  
My commission expires: 1-22-20

This instrument was prepared by:  
Lauren Sonnier (AL Bar ID: DUV002)  
Law Offices of Lauren Sonnier, PLLC  
(without benefit of title search)  
P. O. Box 1516  
Ocean Springs, MS 39566  
228-327-1424

Charlena Caldwell  
My Commission Expires  
01/22/2020

# Real Estate Sales Validation Form

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

Grantor's Name MITA T. FRAZIER, BOBBY C. FRAZIER  
Mailing Address and LANCE GEOFFREY HOULDITCH  
930 Haddington Dale  
Pelham, AL 35124

Grantee's Name MITA T. FRAZIER and BOBBY C. FRAZIER  
Mailing Address 930 Haddington Dale  
Pelham, AL 35124

Property Address 930 Haddington Dale  
Pelham, AL 35124

Date of Sale 12/13/17  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

018010300000880 01/03/2018 08:55:59 AM QCDEED 3/3 or  
Assessor's Market Value \$  $\$262k/33.33=\$87,324.60$  rtn 500= \$87,500\*  
 $*\$87,500.00 \times .01 = \$87.50$

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 Revenue Commissioner's FMV  
☐ Closing Statement

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 1/2/18

Print Amber Russell

Unattested

Sign X [Signature]

(verified by)

(Grantor/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  
01/03/2018 08:55:59 AM  
\$108.50 CHERRY  
2018010300000880

[Signature]