

20180207000040320 1/3 \$113.00
Shelby Cnty Judge of Probate, AL
02/07/2018 08:51:23 AM FILED/CERT

Shelby County, AL 02/07/2018
State of Alabama
Deed Tax: \$92.00

Send Tax Notice To & This Instrument Prepared By:
Eric J. Gaut
5391 Harvest Ridge Lane
Birmingham, AL 35242

Quit Claim Deed

STATE OF ALABAMA
COUNTY OF SHELBY

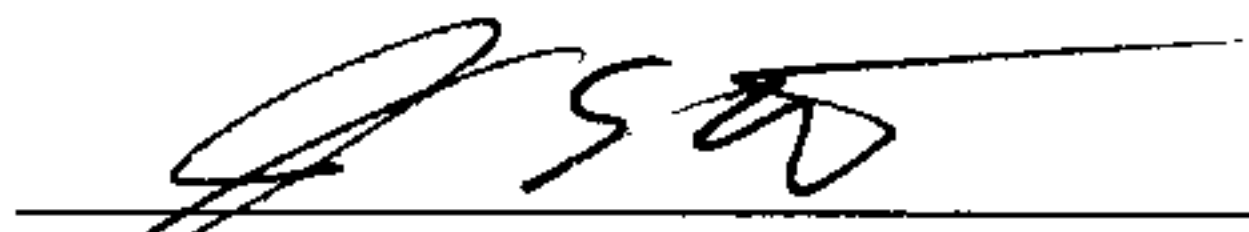
Know All Men by These Presents: That for and in consideration of *One Dollar (\$1.00)* and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, I/we, **Jerry Scotty Gaut, a married man**, (herein referred to as GRANTOR, whether one or more), do by these presents hereby quitclaim, grant, bargain, sell and convey unto **Eric J. Gaut and Misty Gaut**, (herein referred to as GRANTEES), as joint tenants with right of survivorship, all his/her/their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

The subject property is neither the homestead of the grantor nor that of his spouse.

To have and to hold unto the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their successors and assigns forever.

Given under my (our) hand(s) and my (our) seal this **31st day of January, 2018**.




Jerry Scotty Gaut (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, **Bryan Gregg**, a Notary Public, in and for said County in said State, hereby certify that **Jerry Scotty Gaut**, whose name(s) is/are signed to the foregoing conveyance, and who is/are 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 this **31st day of January, 2018**.



Notary Public
My Commission Expires: **10-6-2019**

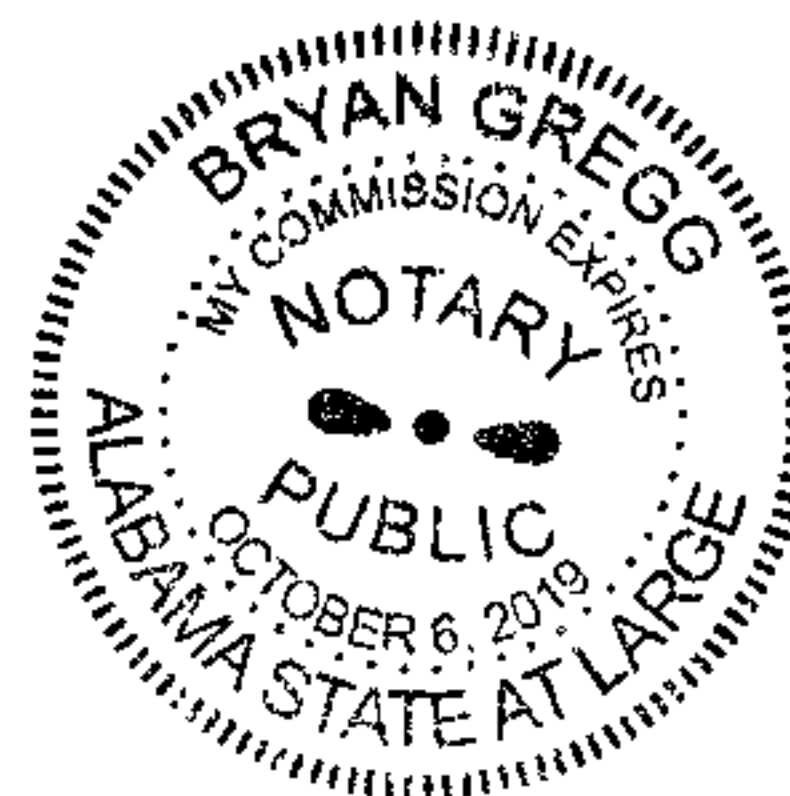



Exhibit "A" Legal Description

Lot 19, according to the survey of Meadow Brook, 14th Sector, as recorded in Map Book 9, Page 82, in the Probate Office of Shelby County, Alabama.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.


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Real Estate Sales Validation Form

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

Grantor's Name Jerry Scotty Gaut
Mailing Address 5650 Double Oak Lane
Birmingham, AL 35242

Grantee's Name Eric J. Gaut and Misty Gaut
Mailing Address 5391 Harvest Ridge Lane
Birmingham, AL 35242

Property Address 5391 Harvest Ridge Lane
Birmingham, AL 35242

Date of Sale January 31, 2018
Total Purchase Price \$ _____
or
Actual Value \$ 275,000.00, 1/3 value: \$91,666.67
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 1-31-18

Print Eric J. Gaut

Unattested Bryan Gregg
(verified by)

Sign E. J. Gaut
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

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