

This instrument was prepared by:
Alan C. Keith
Law Offices of Jeff W. Parmer LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

20180220000054690
02/20/2018 02:42:41 PM
DEEDS 1/3

Send tax notice to:
Tiffany Hailston
170 Narrows Peak Circle
Birmingham, AL 35242

QUITCLAIM DEED

\$32,000.00
Consideration

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Steven Hailston, a single person, hereby releases, quitclaims, grants, sells, and conveys to Tiffany Hailston (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 41, according to the Amended Final Record Plat of Narrows Peak Sector, as recorded in Map Book 31, page 125 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded in Inst. # 2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter referred to as the "Declaration").

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEE forever. Given under our hand and seal on this February 9, 2018.


Steven Hailston (Seal)

STATE OF New York
Onondaga COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Hailston, a single 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 the conveyance, he executed the same voluntarily for and as his act.

Given under my hand and official seal on February 9th, 2018.


Notary Public

My Commission Expires:

TRACI L. GROGAN
Notary Public, State of New York
No. 01GR6103594
Qualified in Onondaga County
Commission Expires Dec. 29, 2019

Real Estate Sales Validation Form

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

Grantor's Name Steven Hailston
 Mailing Address 170 Narrows Peak Circle
Birmingham, AL 35242

Grantee's Name Tiffany Hailston
 Mailing Address 170 Narrows Peak Circle
Birmingham, AL 35242

Property Address 170 Narrows Peak Circle
Birmingham, AL 35242

Date of Sale 02/14/2018
 Total Purchase Price \$ 32,000.00

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 2/20/18

Print Jeff W. Parmer

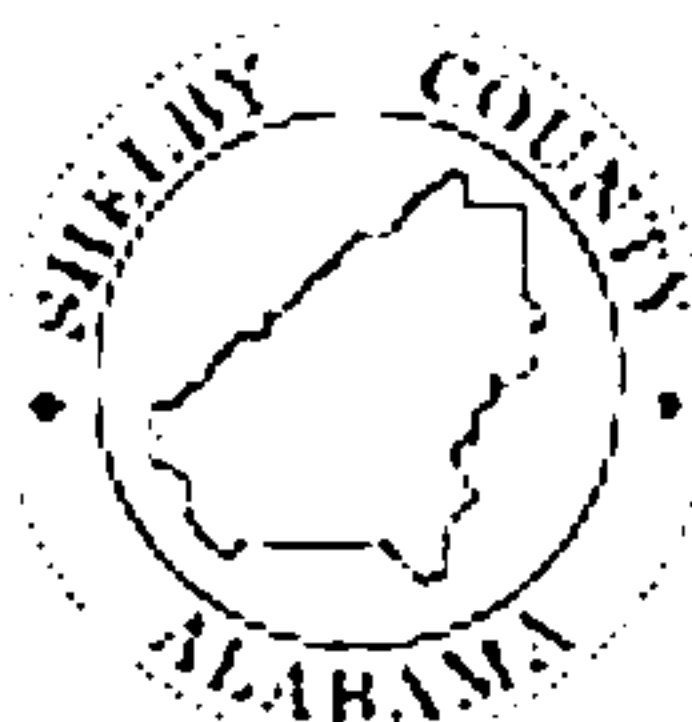
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/20/2018 02:42:41 PM
 \$53.00 CHERRY
 20180220000054690