

TITLE NOT EXAMINED BY PREPARER.

Information required by Section 40-22-1, Alabama Code (1975), in lieu of completion and recordation of Real Estate Sales Validation Form:

Grantor's Mailing Address:
4005 Southpoint Circle South
Southside, Alabama 35907

Grantee's Mailing Address:
204 McCallan Drive
Pelham, Alabama 35124

Date of Conveyance: _____

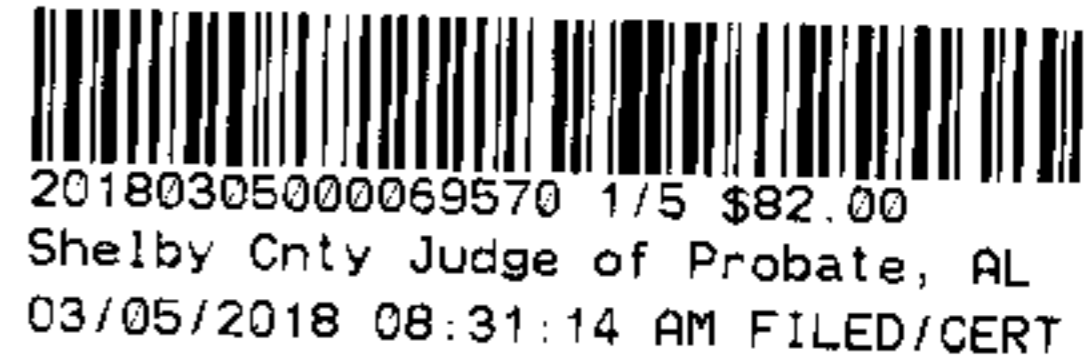
Property Address:

Property tax valuation: _____

204 McCallan Drive
Pelham, Alabama 35124

This instrument was prepared by Jonathan M. Welch, Attorney, 1925 Rainbow Drive, Gadsden, Alabama 35901.

QUIT CLAIM DEED



STATE OF ALABAMA)

COUNTY OF SHELBY)

Shelby County, AL 03/05/2018
State of Alabama
Deed Tax: \$55.00

KNOW ALL MEN BY THESE PRESENTS:

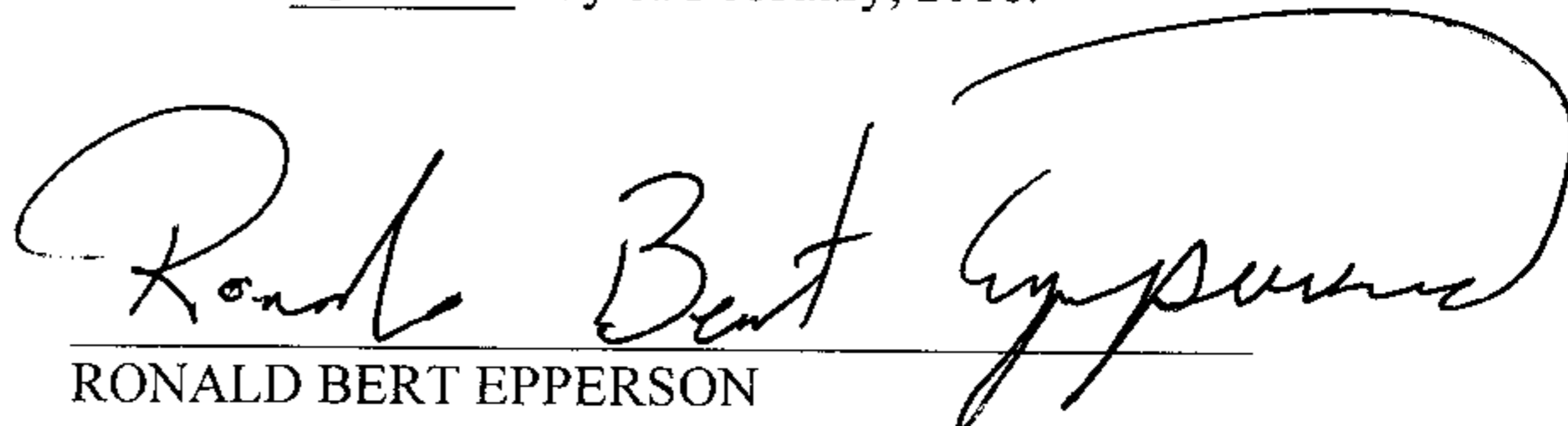
FOR VALUE RECEIVED, the undersigned Grantor in hand paid by Grantee herein, the receipt whereof is acknowledged, I, RONALD BERT EPPERSON, a married man [hereinafter referred to as "Grantor"] do remise, release, quit claim and convey unto DEBORAH EPPERSON BIGGS [hereinafter referred to as "Grantee"], all right, title, interest and claim which I hold in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1302, according to the Survey of Final Plat Macallan at Ballentrae Phase I, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama.

NO PART OF THE ABOVE DESCRIBED REAL PROPERTY CONSTITUTES ANY PORTION OF THE HOMESTEAD OF UNDERSIGNED GRANTOR, OR OF THE SPOUSE OF UNDERSIGNED GRANTOR.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

GIVEN UNDER MY HAND AND SEAL this 26th day of February, 2018.

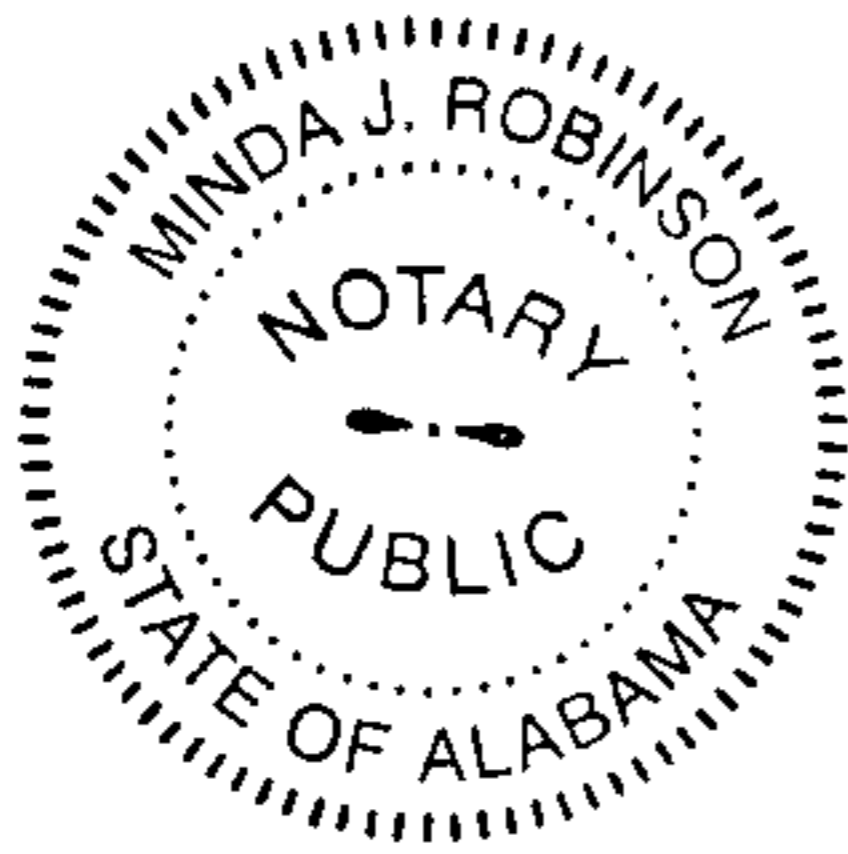

RONALD BERT EPPERSON

STATE OF ALABAMA)

COUNTY OF ETOWAH)

I, the undersigned Notary Public in and for the State of Alabama at large, hereby certify that Ronald Bert Epperson, a married man, 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 on the day the same bears date.

Given under my hand and official seal this the 26th day of February, 2018.



Minda J Robinson
NOTARY PUBLIC

MY COMMISSION EXPIRES FEBRUARY 24, 2020

20180305000069570 2/5 \$82.00
Shelby Cnty Judge of Probate, AL
03/05/2018 08:31:14 AM FILED/CERT

AGREEMENT TO PURCHASE REAL ESTATE

The undersigned (herein "Purchaser") hereby offers to purchase from the owner (herein "Seller") his ½ undivided interest in real estate located at 204 Macallan Drive in the city of Pelham, County of Shelby, State of Alabama, the legal description of which is:

Lot 1302, according to the Survey of Final Plat Macallan at Ballentrae Phase I, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama

upon the following terms and conditions:

1. Purchase Price and Conditions of Payment

The purchase price shall be Fifty-Five Thousand Dollars (\$55,000.00) to be paid in full upon receipt of the Quit Claim Deed.

2. Real Estate Taxes, Assessments, and Adjustments

All real estate taxes, assessments and adjustments shall be paid by Purchaser.

3. Title to the Property

Purchaser is the daughter of the late Dolores H. Epperson and Seller is the son of the late Dolores H. Epperson. Purchaser is presently the owner of ½ interest in said property. This property represents the ½ interest Seller acquired in this real property by and through the Warranty Deed executed by his mother, Dolores H. Epperson, on January 13, 2016, Dolores H. Epperson reserved a Life Estate in said property and upon her death on August 9, 2017, the Seller acquired the ½ interest in said property. Seller shall convey title to Purchaser at the time of closing by Quit Claim Deed. Purchaser does not require a title policy. This offer is void if not accepted by Seller in writing on or before 2:00 p.m. of the 23rd day of February, 2018.

4. Possession of the Property

Purchaser shall assume immediate possession.

5. General Conditions

It is expressly agreed that this agreement to purchase real estate includes the entire agreement of Purchaser and Seller. This agreement shall be binding upon the heirs, personal representatives, successors and assigns of both Purchaser and Seller. This agreement shall be interpreted and enforced in accordance with the laws of the State of Alabama.

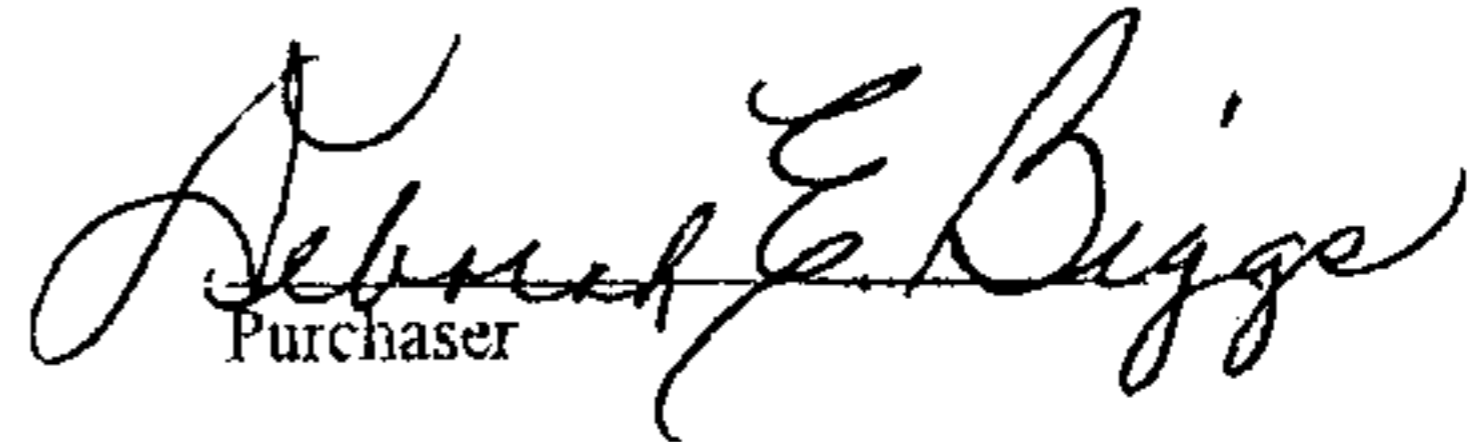


20180305000069570 3/5 \$82.00
Shelby Cnty Judge of Probate: AL
03/05/2018 08:31:14 AM FILED/CERT

6. Time for Acceptance

This offer is void if not accepted by Seller in writing on or before 2:00 p.m. of the 23rd day of February, 2018.

This offer is made in Shelby County, State of Alabama, this 20th day of February, 2018.


Purchaser

Purchaser

Acceptance by Seller

The foregoing offer to purchase real estate is hereby accepted in accordance with the terms and conditions specified above.

Dated this 26th day of Feb, 2018.


Seller

Seller



20180305000069570 4/5 \$82.00
Shelby Cnty Judge of Probate, AL
03/05/2018 08:31:14 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Ronald Bert Epperson
Mailing Address 4005 Southpoint Circle South
Southside, Alabama 35907

Grantee's Name Deborah Epperson
Mailing Address 204 McCallan Drive
Pelham, Alabama 35124

Property Address 204 McCallan Drive
Pelham, Alabama 35124

Date of Sale 2/26/2018
Total Purchase Price \$ 55,000.00

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 Agreement to Purchase Real Estate

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 2/26/18

Print Gene B. Pettit
Sign _____

Unattested

(verified by)

(Gra



20180305000069570 5/5 \$82.00
Shelby Cnty Judge of Probate, AL
03/05/2018 08:31:14 AM FILED/CERT

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Form RT-1