

This Instrument was Prepared by:  
**Bradford & Holliman, LLC**  
JOHN R. HOLLIMAN  
2491 Pelham Parkway  
Pelham, AL 35768  
Phone: (205) 663-0281

**20180321000093890**  
**03/21/2018 03:27:09 PM**  
**DEEDS 1/3**

## **QUITCLAIM DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, **we MITA TONIA FRAZIER AKA MITA FRAZIER AKA MITA T. FRAZIER AND HUSBAND, BOBBY CLAYTON FRAZIER AKA BOBBY C. FRAZIER, HUSBAND AND WIFE,** , the undersigned Grantor, do grant, bargain, sell and convey all of my interest, in equal shares, to MITA TONIA FRAZIER, BOBBY FRAZIER AND LANCE GEOFFREY HOULDITCH AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TOGETHER WITH EVERY CONTINGENT REMAINDER, RIGHT OF REVERSION IN FEE SIMPLE to the following described real property, situated in SHELBY County, Alabama, viz:

LOT 348-A ACCORDING TO THE RESURVEY OF LOTS 348, 349, 350 AND 351 OF HADDINGTON PARC AT BALLANTRAE PHASE 1 AS RECORDED IN MAP BOOK 33, PAGE 148 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND SITUATED IN SHELBY COUNTY, ALABAMA.

THIS PROPERTY IS THE HOMESTEAD OF MITA AND BOBBY FRAZIER BUT NOT THE HOMESTEAD OF LANCE GEOFFREY HOULDITCH


SEND TAX NOTICE TO:  
930 HADDINGTON DALE  
PELHAM, AL 35124

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this  
30 day of JANUARY, 2018.

 (SEAL)  
MITA T. FRAZIER

 (SEAL)  
BOBBY C. FRAZIER

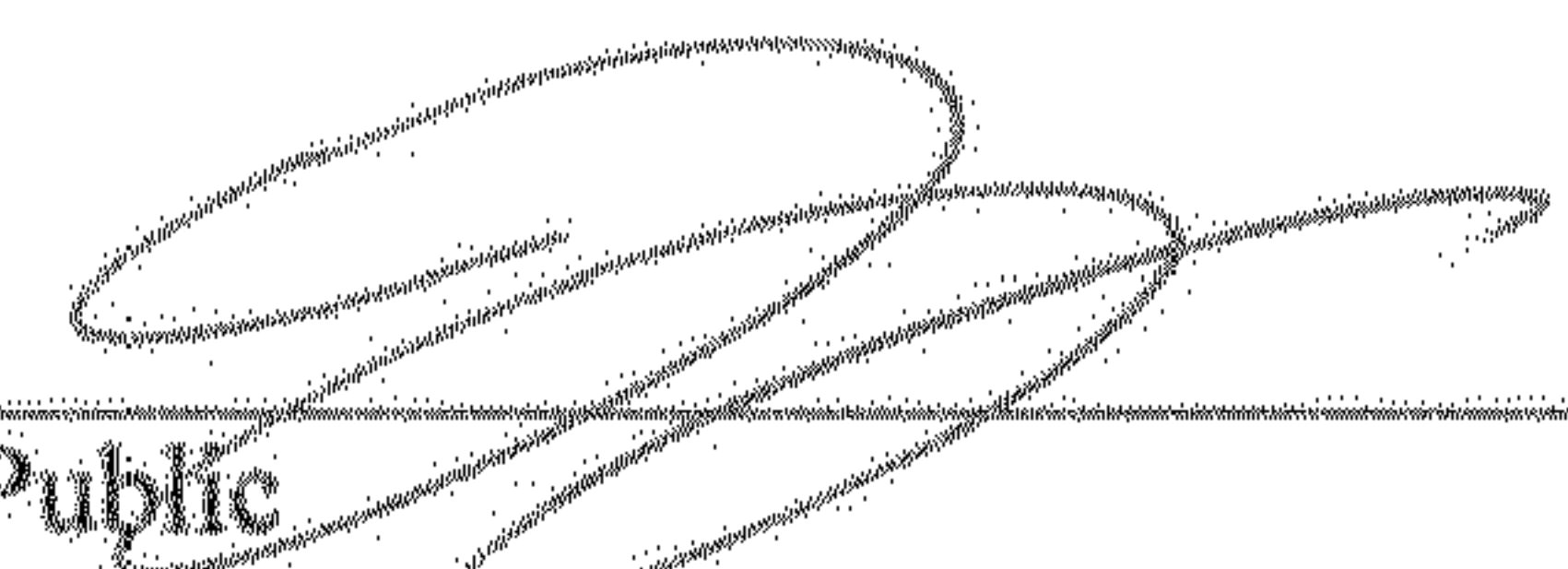
STATE OF ALABAMA

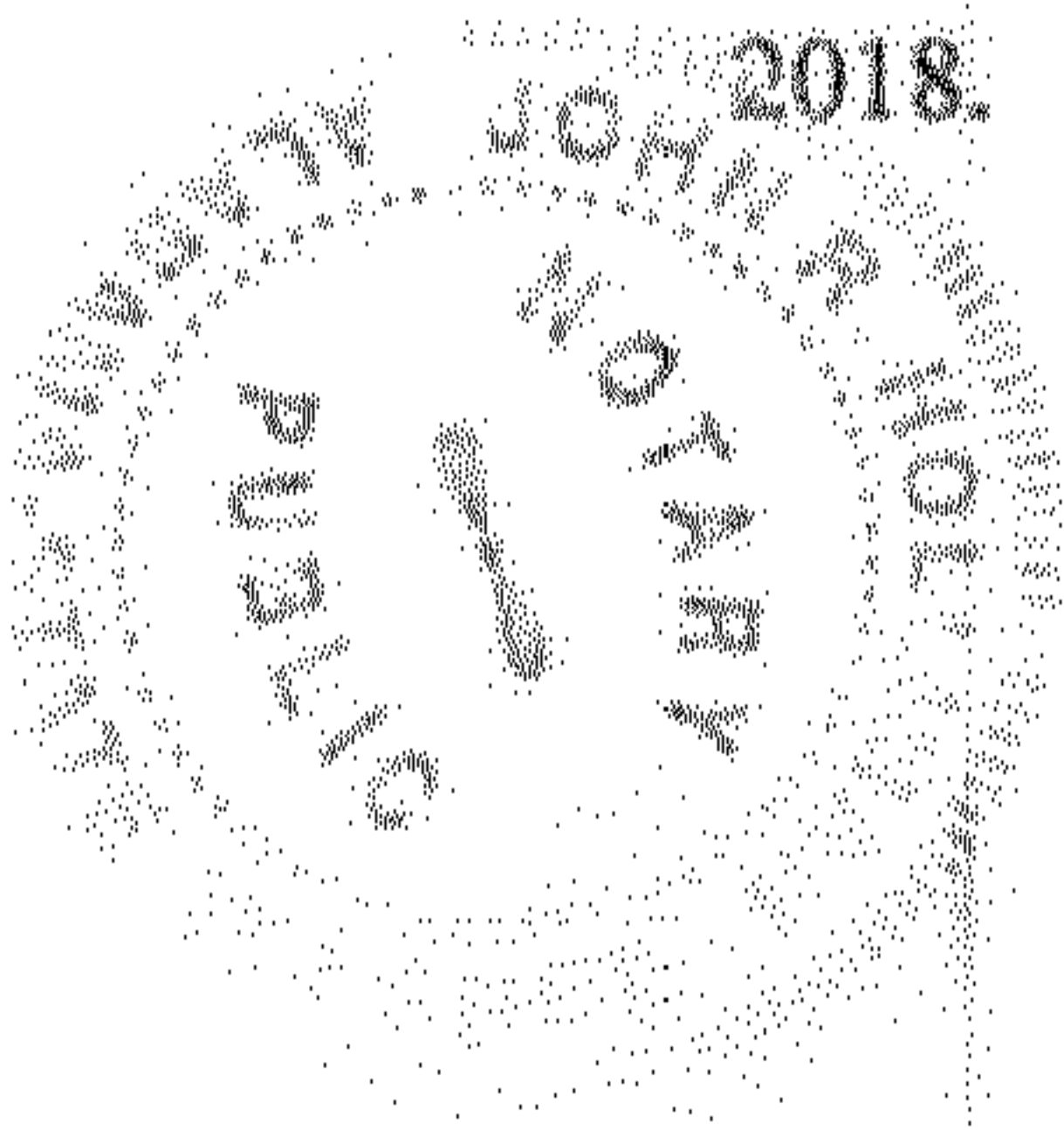
COUNTY OF HEIBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that MITA TONIA FRAZIER AKA MITA FRAZIER AKA MITA T. FRAZIER AND HUSBAND, BOBBY CLAYTON FRAZIER AKA BOBBY C. FRAZIER, HUSBAND AND WIFE, WHOSE NAMES ARE signed to the foregoing conveyance and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, THEY executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of JANUARY, 2018.

Notary Public

  
My Comm Expires:  
08-29-2018  
JOHN R. HOLLIMAN



## 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 930 Haddington Dale  
Pelham, AL 35124

Grantee's Name Mrs. Tonia Frazier, Bobby Clayton Frazier & Lance Geoffrey Houlditch  
 Mailing Address 930 Haddington Dale  
Pelham, AL 35124

Property Address 930 Haddington Dale  
Pelham, AL 35124

Date of Sale 01/30/2018

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 272,800 / 90,900 1/2

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 Tax Appraised 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 01/30/2018Print John R. Holliman

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk (verified by)  
 Shelby County, AL  
 03/21/2018 03:27:09 PM  
 \$116.00 JESSICA  
 20180321000093890