

This conveyance prepared without the benefit of current survey Attorney makes no representations as to the legal description of this property

Send Tax Notice To:
James F. Sheffield
2613 Arbor Way
Birmingham, AL 35244

This instrument was prepared by:
Lindsey J. Allison, Esq.
P. O. Box 380275
Birmingham, AL 35238


20180405000114180 1/3 \$194.50
Shelby Cnty Judge of Probate, AL
04/05/2018 03:55:42 PM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

THAT IN CONSIDERATION OF One Dollar and 00/100 (\$1.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **Deborah H. Sheffield, an unmarried woman, and James F. Sheffield, an unmarried man** (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **James F. Sheffield, an unmarried man** (herein referred to as Grantee, whether one or more), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

DESCRIPTION:

Lot 151, according to the Final Plat of Arbor Hill, Phase II, as recorded in Map Book 33, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to:

1. **Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto.**
2. **All other existing easements, restrictions, setback lines, right of ways, limitations, if any, of record.**

The parties are executing this deed pursuant to the agreement of the parties entered in the Circuit Court of Shelby County, Alabama; case styled Deborah H. Sheffield v. James F. Sheffield, Case Number DR 2017-900149.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, forever.

Shelby County, AL 04/05/2018
State of Alabama
Deed Tax: \$173.50

IN WITNESS WHEREOF, the said Grantors, have hereto set their signature and seal, this the 26
day of MARCH, 2018.

Deborah H. Sheffield
DEBORAH H. SHEFFIELD

James F. Sheffield
JAMES F. SHEFFIELD

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DEBORAH H. SHEFFIELD, 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/she executed the same voluntarily on the date the same bears date.

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

Margaret Coey
Notary Public
My Commission Expires: 8/7/18

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES F. SHEFFIELD, 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/she executed the same voluntarily on the date the same bears date.

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

Jondrey Allison
Notary Public
My Commission Expires: 8-21-21


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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: JAMES F. SHEFFIELD; Mailing Address: 2613 ARBOR WAY, BIRMINGHAM, AL 35244; Grantee's Name: JAMES F. SHEFFIELD; Mailing Address: 2613 ARBOR WAY, BIRMINGHAM, AL 35244

Property Address: 2613 ARBOR WAY, BIRMINGHAM, AL 35244; Date of Sale: MARCH 26, 2018



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Total Purchase Price \$; or Actual Value \$

Assessor's Market Value \$ 347,000.00 / 1/2 DUE TO

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: DEDUCE - 1/2 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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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: 4-5-18

Print: LINDSEY ANDERSON

Sign: [Signature]

Unattested (verified by)

(Grantor/Grantee/Owner/Agent) circle one