

1/2 of value \$300,000
To Clear Title

Estate No Tax
Collected: 1.00
15.00
6.00
\$22.00

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart, III
SHIMODA, STEWART & STOREY, PC
1800 Providence Park, Suite 250
Birmingham, Alabama 35226
(205) 803-6724

Send Tax Notice To:
Betty Witt Peete
1041 Bridgewater Park Drive
Birmingham, AL 35244

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

BRANDON BEN PEETE,

(herein referred to as Grantor), remises, releases, quitclaims, grants, sells and conveys to

BETTY WITT PEETE, a widow,

(herein referred to as Grantee), all of his interest in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 11A, according to the Final Record Plat of a Resurvey of Lots 1 through 12, Bridgewater Park, as recorded in the Probate Office in Map Book 38, Page 43 in Shelby County, Alabama; being situated in Shelby County, Alabama.

Property address: 1041 Bridgewater Park Drive, Birmingham, AL 35244

Subject to the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

NOTE: The purpose of this Quitclaim Deed is to transfer any interest Brandon Ben Peete may have in the described property per the estate of Ben B. Peete, Shelby County, Alabama, Probate Court Case No. PR-2017-000637.

TO HAVE AND TO HOLD to the said grantee, her successors and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 7th day of May, 2018.



BRANDON BEN PEETE, Grantor

20180615000212780 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
06/15/2018 01:31:21 PM FILED/CERT

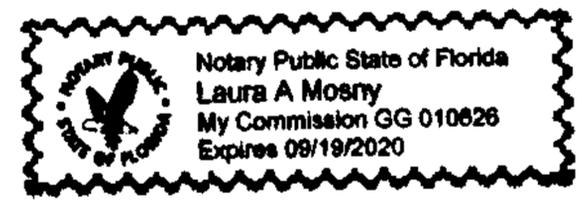
STATE OF Florida
COUNTY OF Jefferson

GENERAL ACKNOWLEDGEMENT:

I, LAURA A MOSNY, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BRANDON BEN REETE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 7 day of May, 2018.

Laura A Mosny
Notary Public
My Commission Expires: _____



20180615000212780 2/3 \$22.00
Shelby Cnty Judge of Probate. AL
06/15/2018 01:31:21 PM FILED/CERT

*** TO CLEAR TITLE ***

Real Estate Sales Validation Form

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

Grantor's Name Brandon B. Peete, Heir of Estate
Mailing Address of Ben B. Peete
10812 Preservation View Dr. Apt 208
Tampa, FL 33626

Grantee's Name Betty Witt Peete
Mailing Address 1041 Bridgewater Park Drive
Birmingham, AL 35244

Property Address 1041 Bridgewater Park Drive
Birmingham, AL 35244

Date of Sale 05/07/2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 309,600.00

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
X Other Shelby County Tax Assessor's Office

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 6/4/18

Print Ben Stewart

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

