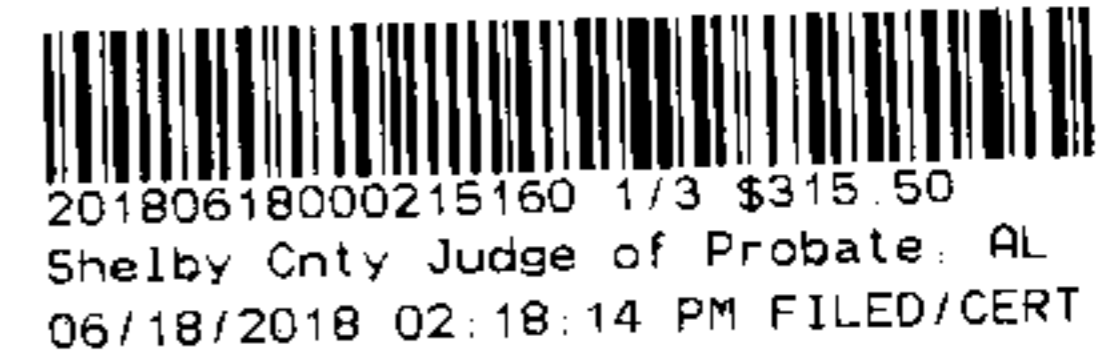


**This instrument was prepared by:**  
Ramona J. Morrison  
Morrison & Spann, LLC  
P.O. Box 278  
Columbiana, AL 35051

**Please send tax notice to:**  
Wade Williams Faulkner  
111 Swann Drive  
Birmingham, AL 35242

**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 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, GRETA FAULKNER, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to WADE FAULKNER, an unmarried man, (hereinafter called Grantee) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Commence at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama and run thence South 88 degrees, 7 minutes, 26 seconds East along the North line of said quarter – quarter section a distance of 67.67 feet to a found rebar corner and the point of beginning of the property being described; thence continue last described course along an existing fence line a distance of 454.48 feet to a found rebar corner; thence run South 37 degrees, 9 minutes, 17 seconds West along an existing fence line a distance of 739.81 feet to a found rebar; thence run South 28 degrees, 20 minutes, 45 seconds West a distance of 20.02 feet to a found solid bar corner in the centerline of a thirty foot roadway easement; thence run North 5 degrees, 59 minutes, 35 seconds West along said centerline of said easement a distance of 534.04 feet to a found rebar corner; thence run North 32 degrees, 26 minutes.23 seconds East along centerline of said thirty foot roadway easement a distance of 10.84 feet to the point of beginning.**

**Situated in Shelby County, Alabama.**

This instrument was prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

**TO HAVE AND TO HOLD** the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.


IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 24<sup>th</sup>  
day of May, 2018.

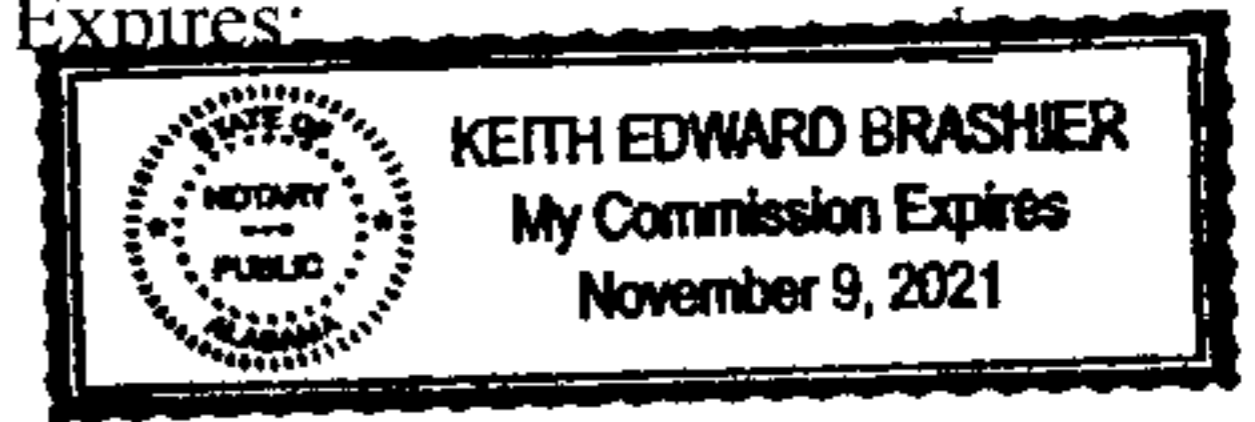
  
GRETA FAULKNER


**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, hereby certify that GRETA FAULKNER, whose name is signed to the foregoing deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 24<sup>th</sup> day of May, 2018.

  
Notary Public  
My Commission Expires:



  
20180618000215160 2/3 \$315.50  
Shelby Cnty Judge of Probate. AL  
06/18/2018 02:18:14 PM 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 Greta Faulkner  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Wade Faulkner  
Mailing Address 111 Swann Drive  
Birmingham, AL 35242

Property Address 111 Swann Dr.  
B'ham, AL 35242  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$589,000 1/2 = 294,500.00

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
- Other Divorce Quitclaim Deed

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.

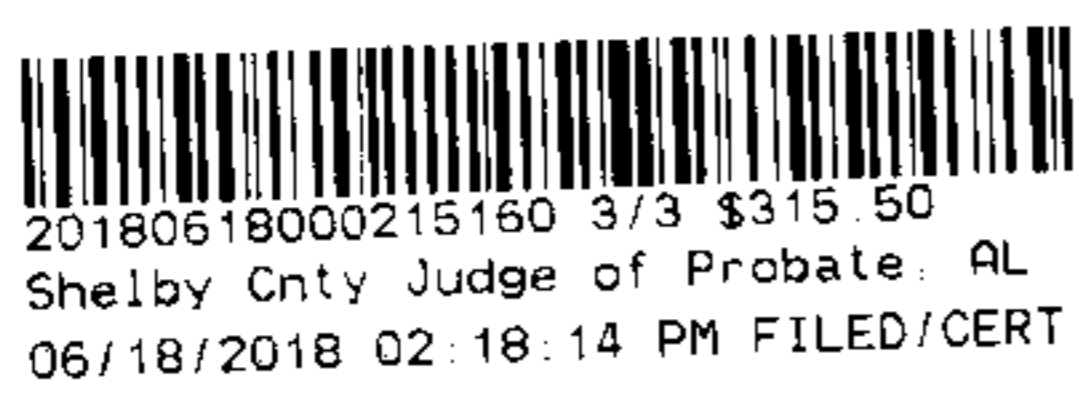
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 \_\_\_\_\_



Print Wade William Faulkner

Unattested \_\_\_\_\_

Sign Wade Faulkner

(verified by)

(Grantor/Grantee/Owner/Agent) circle one