


Prepared By

Benjamin Wilson
513 Park Village Lane
Alabaster, Alabama, 35007

Shelby County, AL 06/20/2018
State of Alabama
Deed Tax: \$71.50

After Recording Return To

Benjamin and Anna Wilson
513 Park Village Lane
Alabaster, Alabama, 35007


20180620000219560 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
06/20/2018 12:31:02 PM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Benjamin Wilson, a married individual, residing at 513 Park Village Lane, Alabaster, Alabama, 35007.

The receipt whereof is hereby acknowledged, the undersigned hereby quit claims and conveys to Benjamin Wilson and Anna Wilson*, a married couple, residing at 513 Park Village Lane, Alabaster, Alabama, 35007 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot #: 25 Book: 31 Page: 51 Sub: Park Forest Village Final Plat

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

*with joint survivorship

Benjamin Wilson Date June 20th 2018

Grantor's Signature
Benjamin Wilson
513 Park Village Lane, Alabaster, Alabama, 35007

State of Alabama)

County of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BENJAMIN WILSON whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of JUNE, 2018.

Elizabeth T. Connelly (SEAL)
Notary Public



My Commission Expires: 03.03.20

20180620000219560 2/3 \$92.50
Shelby Cnty Judge of Probate, AL
06/20/2018 12:31:02 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 Benjamin Wilson
Mailing Address 513 Park Village Lane
Alabaster, AL 35007

Grantee's Name Benjamin & Anna Wilson
Mailing Address 513 Park Village Lane
Alabaster, AL 35007

Property Address 513 Park Village Lane
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 142,400. (1/2 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) 71,200

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other Tax 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 6/20/18

Print Benjamin Wilson

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

Unattested

[Signature]
(verified by)

Form RT-1

