

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040


20180625000225960 1/3 \$146.50
Shelby Cnty Judge of Probate, AL
06/25/2018 01:47:44 PM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Hundred Twenty-Five Thousand Three Hundred Twenty Dollars and 00/100 (\$ 125,320.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Yvone Vanderslice, being the co-life estate tenant with Rick Vanderslice who is a deceased person having died on or about 11 July, 2017**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Virginia Ruth Curry and Jerrad Allen Curry, a married couple**, hereinafter known as the GRANTEE, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2 of the Curry Family Subdivision, a two family subdivision situated in the NW 1/4 of the SE 1/4, Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, as recorded in Map Book 49, Page 10 in the Office of the Judge of Probate of Shelby County, Alabama.

The legal description was provided by the GRANTOR and was taken from that certain survey performed by Rodney Shiflett, P.L.S., # 21784, on or about 08 January, 2018. This deed was prepared without the benefit of a title search.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 25 day of June, 2018.

Shelby County, AL 06/25/2018
State of Alabama
Deed Tax: \$125.50


Yvone Vanderslice
Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Yvone Vanderslice, the widow of Rick Vanderslice*, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of June, 2018.


NOTARY PUBLIC
My Commission Expires: 09 March, 2016

MY COMMISSION EXPIRES DEC. 8, 2019

Closing did not occur in the
office of preparer.


20180625000225960 2/3 \$146.50
Shelby Cnty Judge of Probate, AL
06/25/2018 01:47:44 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 YVONE VANDERSLICE
Mailing Address 1447 Old Hwy. 31
Alabaster, AL 35007

Grantee's Name Virginia Curry
Mailing Address 1451 Old Hwy. 31
Alabaster, AL 35007

Property Address 1451 Old Hwy. 31
ALABASTER, AL 35007

Date of Sale 6/22/12
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 125,320

The purchase price or actual value claimed on this form can be verified in the following documents, evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Tax Records

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 6/22/12

Print Virginia Ruth Curry

Sign Virginia Ruth Curry
(Grantor/Grantee/Owner/Agent) circle one



20180625000225960 3/3 \$146.50
Shelby Cnty Judge of Probate, AL
06/25/2018 01:47:44 PM FILED/CERT

(filed by)

Form 6-1