

(Legal description supplied by Justin Franklin. No verification of title or compliance with governmental requirements has been made by preparer of deed)

This Instrument was prepared by:
Harwell Law Firm LLC
201 Forrest Parks Road
Sterrett, AL 35147

Send Tax Notice to:
Justin Franklin
187 Crabapple Lane
Vandiver, AL 35176

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations in hand paid to Brenda Bullock, a widowed woman, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to Justin Franklin, a married man, (hereinafter called Grantee, all of the Grantor's right, title, and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, consisting of 6.69 acres of The Bullock Family Subdivision, being a three lot family subdivision situated in the North Half of the Southeast Quarter of Section 6, Township 18 South, Range 02 East, Shelby County, Alabama. As recorded pursuant to the attached survey done by J. Clayton Lynch, on May 29, 2018 and recorded in Map Book 49, Page 57 in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this the 10 day of July, 2018.

Brenda Bullock (SEAL)
Grantor

STATE OF ALABAMA)

Shelby COUNTY)

ACKNOWLEDGMENT

I, Lilla Jean Portridge, a Notary Public in and for said County, in said State, do hereby certify that Brenda Bullock, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of July, 2018.

Lilla Jean Portridge
Notary Public
My commission expires: October 24, 2021



20180711000245780 1/2 \$68.50
Shelby Cnty Judge of Probate, AL
07/11/2018 09:15:21 AM FILED/CERT

Shelby County, AL 07/11/2018
State of Alabama
Deed Tax: \$50.50

Real Estate Sales Validation Form

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

Grantor's Name Brenda Bullock
Mailing Address 187 Crabapple
Lane, Vandiver
AL 35770

Grantee's Name Justin Franklin
Mailing Address 188 Crabapple
Lane, Vandiver, AL
35770

Property Address 188 Crabapple
Lane, Vandiver,
AL 35770

Date of Sale 7/10/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 50,190

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

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 7/11/18

Print Letha Franklin

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

Unattested

Verified by)



20180711000245780 2/2 \$68.50
Shelby Cnty Judge of Probate, AL
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Form RT-1