

Prepared By

Name: Linda R. O'Bryant
Address: 3072 Riverwood Terrace
State: Birmingham Zip Code: 35242

Shelby County, AL 08/13/2018
State of Alabama
Deed Tax: \$66.00

After Recording Return To

Name: Linda R. O'Bryant
Address: 3072 Riverwood Terrace
State: Alabama Zip Code: 35242



20180813000288940 1/3 \$87.00
Shelby Cnty Judge of Probate, AL
08/13/2018 04:03:38 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) in hand paid to

Brian R. Rushing, a married man, residing at 3841 Spring Valley Rd.
County of Jefferson, City of Mountain Brook, State of Alabama

(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to

Linda R. O'Bryant, a single woman, residing at 3072 Riverwood Terrace
County of Shelby, City of n/a, State of Alabama

(hereinafter known as 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 D, Block 11, according to the amended map of Riverwood, 7th
sector, as recorded in map Book 9, page 81, in the Probate Office of Shelby County,
Alabama, together with an undivided 1/106 interest in the common areas set

forth in Declaration recorded in Misc. Volume 39, page 880, in
said Probate Office. * This is not the homestead of the grantor.

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

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.

Brian R. Rushing
Grantor's Signature
Brian R. Rushing
Grantor's Name
3841 Spring Valley Road
Address
Mountain Brook, Alabama 35223
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

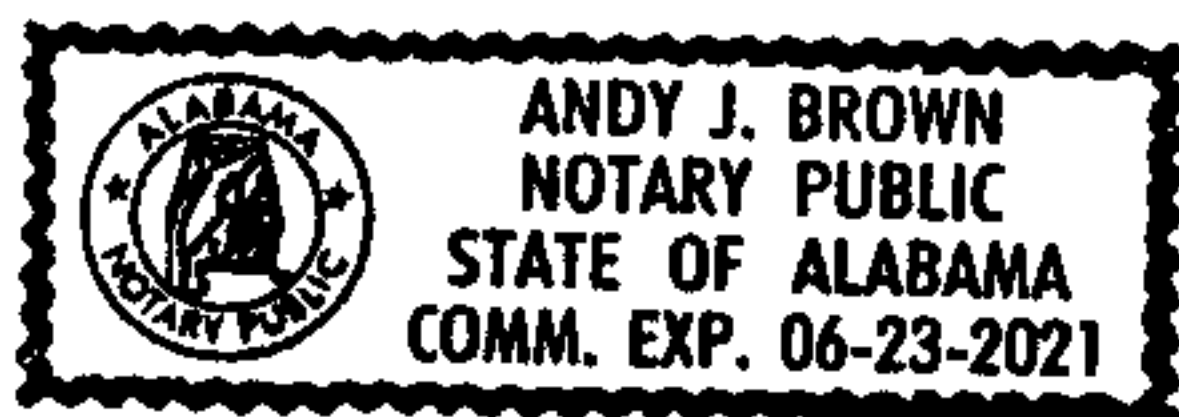
City, State & Zip

STATE OF ALABAMA)

COUNTY OF Shelby)

X I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian R. Rushing 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 13 day of August, 2018.



Andy J. Brown
Notary Public

My Commission Expires: 6-23-21

Real Estate Sales Validation Form

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

Grantor's Name Brian R. Rushing
Mailing Address 3841 Spring Valley Road
Mountain Brook,
Alabama 35223

Grantee's Name Linda R. O'Bryant
Mailing Address 3072 Riverwood Terrace
Birmingham, Alabama
35242

Property Address 3072 Riverwood Terrace
Birmingham, Alabama
35242

Date of Sale quit claim
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$130,500 \$66,000
1/2 the above:

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 fair market value per property tax record

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 8/13/2018

Print BRIAN R. RUSHING

Unattested

Sign Brian R. Rushing

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

