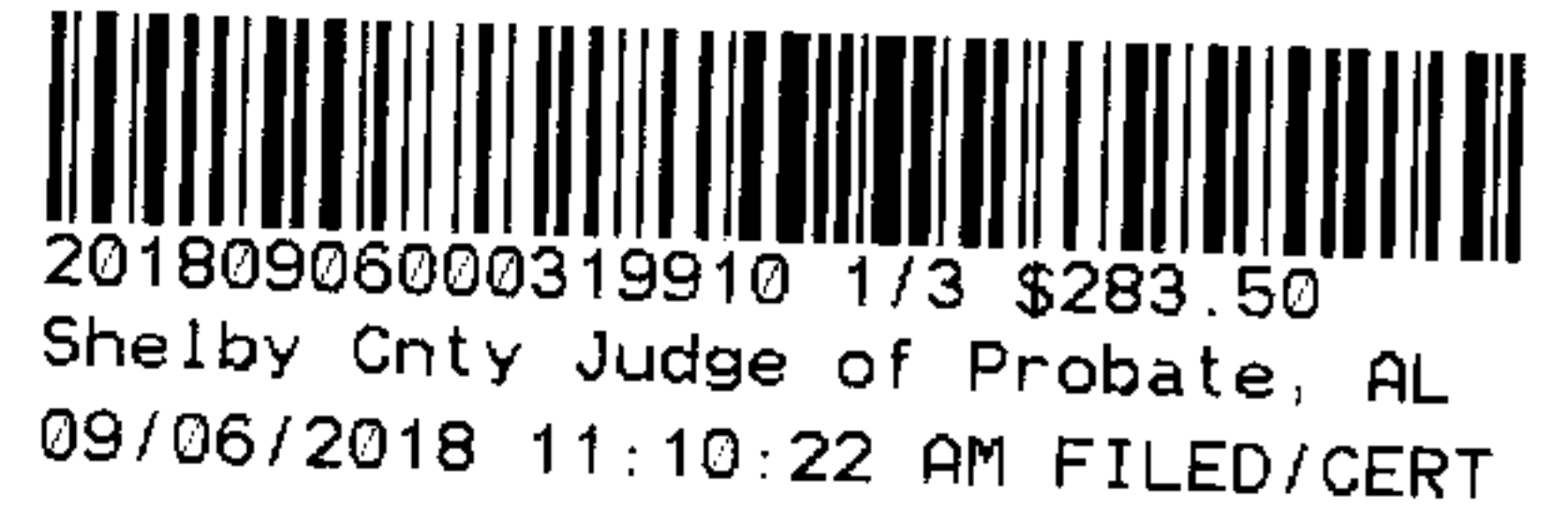


Recording Requested by: **Clifford and Bonnie Ferguson**
When Recorded Mail To:
Name: **Clifford and Bonnie Ferguson**
Mailing Address: **159 Broadmoor Lane**
City: **Alabaster**
State: **AL**
Zip Code: **35007**



Above Space For Recorders Use

Source of Title: 20080911000361310

QUITCLAIM DEED

GRANTOR:

CLIFFORD P. FERGUSON and BONNIE C. FERGUSON, husband and wife; 159 Broadmoor Lane, Alabaster, AL 35007;

GRANTEES:

CLIFFORD P. FERGUSON and BONNIE C. FERGUSON, husband and wife, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP; 159 Broadmoor Lane, Alabaster, AL 35007.

Property Legal Description:

LOT 432, according to the map or survey of Weatherly Broadmoor Abbey, Sector 25, as recorded in Map Book 21, Page 1 in the Probate Office of SHELBY County, Alabama.

For valuable consideration, Grantors:

Convey to Grantees all right, title, and interest that Grantors may have, IF ANY, in Subject Real Property on the effective date;

WITNESS Grantor's hands this 24 day of August, 2018;

Shelby County, AL 09/06/2018
State of Alabama
Deed Tax: \$262.50


CLIFFORD P. FERGUSON, Grantor

**DEED PREPARED FROM DESCRIPTION PROVIDED TO ATTORNEY/NO INDEPENDENT TITLE SEARCH
HAS BEEN PERFORMED**

Deed prepared by William G. Nolan, Attorney, NOLAN ELDER LAW LLC 1232 Blue Ridge Blvd, Birmingham, AL
35226 205/390-0101 www.ElderLawAlabamat.com



20180906000319910 2/3 \$283.50
Shelby Cnty Judge of Probate, AL
09/06/2018 11:10:22 AM FILED/CERT

Bonnie C. Ferguson
BONNIE C. FERGUSON, Grantor

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **CLIFFORD P. FERGUSON**, a married man, 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, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of August, 2018.

My Commission Expires:

1/15/21

[Signature]
Notary Public

NOTARY ACKNOWLEDGMENT

STATE OF ALABAMA }

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BONNIE C. FERGUSON**, a married woman, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24 day of August, 2018.

My Commission Expires:

1/15/21

[Signature]
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name CLIFFORD P FERGUSON
Mailing Address BONNIE FERGUSON
159 BROADMOOR LN
ALABASTER AL 35007

Grantee's Name CLIFFORD AND BONNIE FERGUSON
Mailing Address 159 BROADMOOR LN
ALABASTER AL 35007

Property Address 159 BROADMOOR LN
ALABASTER AL 35007

Date of Sale 8/24/2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 262,500

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 _____

Print CLIFFORD P FERGUSON

Unattested

Sign

Clifford P Ferguson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180906000319910 3/3 \$283.50
Shelby Cnty Judge of Probate, AL
09/06/2018 11:10:22 AM FILED/CERT

Swalsh
Assessment, Shelby Co
9/6/18