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11/05/2018 02:00:48 PM
QCDEED 1/2

PEL18000622

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt whereof is acknowledged, **Townside Square Homeowners Association, Inc.** (herein referred to as Grantor), does by these presents remise, release, quitclaim and convey unto **Hamilton P. King**, (herein referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Townside Square, Sector One, as recorded in Map Book 38, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Otherwise known as 599 The Heights Lane, Calera, AL 35040.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, has executed this deed this the 24th day of July 2018.

Townside Square Homeowners Association, Inc.

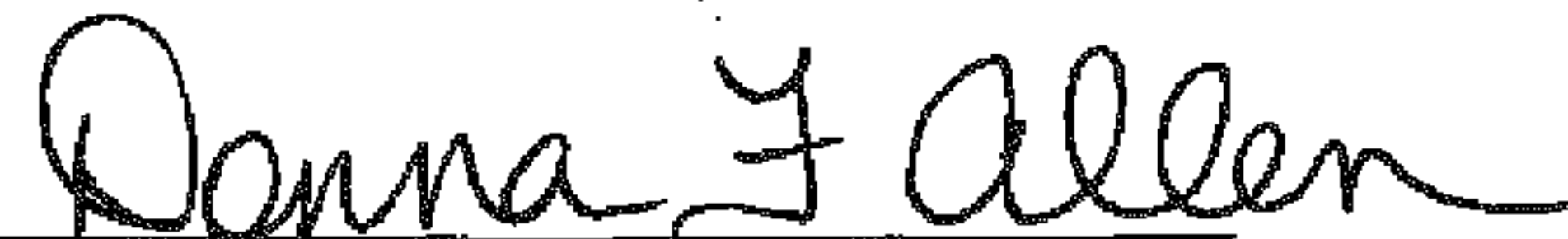
BY: 
Mike McMullen

Its: President

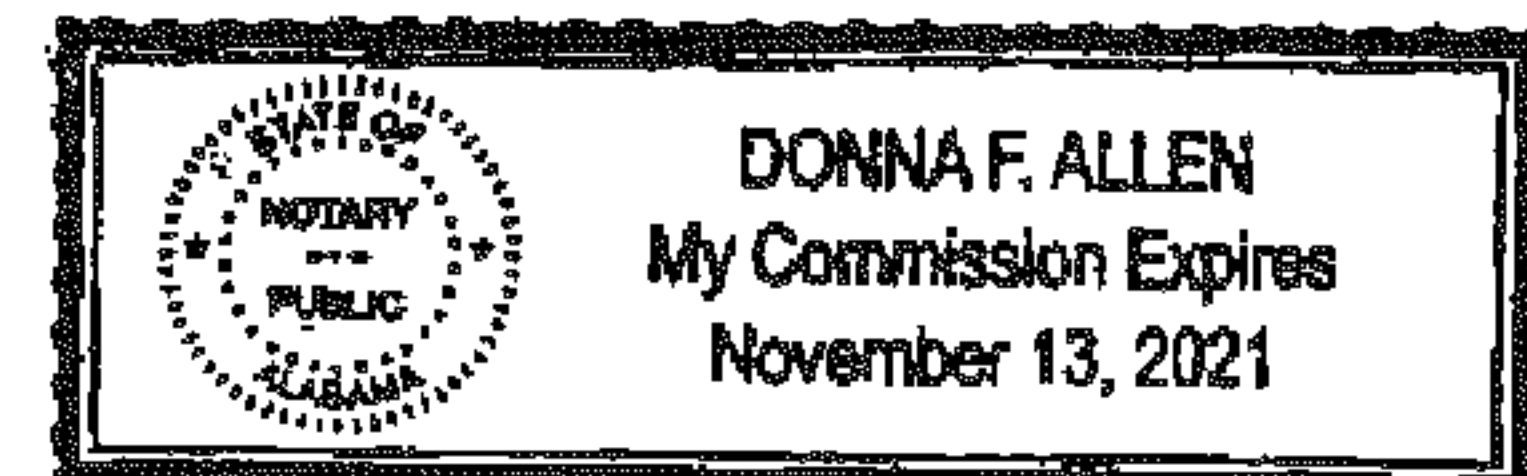
STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mike McMullen, whose name as President of **Townside Square Homeowners Association, Inc.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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


Notary Public
My commission expires: 11/13/2021

This instrument was prepared, **WITHOUT TITLE EXAMINATION**, by:
Matthew B. Alfreds
445 South Decatur Street
Montgomery, AL 36104
(334) 300-8500





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2018 02:00:48 PM
\$135.50 JESSICA
20181105000391720

Allen S. Bayl

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Real Estate Sales Validation Form

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

Grantor's Name	<u>Townside Square Homeowners</u>	Grantee's Name	<u>Hamilton P. King</u>
Mailing Address	<u>Association, Inc.</u>	Mailing Address	<u>599 The Heights Lane</u>
	<u>599 The Heights Lane</u>		<u>Calera, AL 35040</u>
	<u>Calera, AL 35040</u>		
Property Address	<u>599 The Heights Lane</u>	Date of Sale	<u>7/24/2018</u>
	<u>Calera, AL 35040</u>	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ <u>117,400.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other <u>Assessor's Market Value</u>
<input type="checkbox"/> Closing Statement	

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 11/2/2018

Print Kenneth B. St. John

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1