

**AFTER RECORDING, MAIL TO:**

Diane Sheppard  
2238 Tahiti Lane  
Alabaster, AL 35007

**THIS INSTRUMENT PREPARED BY:**

WILLIAM G. NOLAN  
*Attorney at Law*  
Nolan Elder Law, LLC  
1232 Blue Ridge Blvd.  
Hoover, Alabama 35226  
205/390-0101

  
20181106000392530 1/3 \$137.50  
Shelby Cnty Judge of Probate, AL  
11/06/2018 09:14:33 AM FILED/CERT

Assessor's Parcel Number: \_\_\_\_\_

**QUITCLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:**

THAT in consideration of ONE AND NO/100 DOLLAR (\$1.00), to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

DIANE SHEPPARD, a widow, the GRANTOR,

Whose mailing address is 2238 Tahiti Lane, Alabaster, AL 35007;

Hereby conveys and quitclaims to

DIANE SHEPPARD, and ADRIENNE HEATHER LAMON, as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, the GRANTEE,

Whose mailing address is 2238 Tahiti Lane, Alabaster, AL 35007;

All of THE FOLLOWING described real property situated in Shelby County, **Alabama**, to wit:

LOT 10, BLOCK 6, ACCORDING TO THE SURVEY OF SOUTHWIND SECOND SECTOR AS RECORDED IN MAP BOOK 6, PAGE 106 IN THE PORBATE OFFICE OF SHELBY COUNTY ALABAMA.

COMMONLY known as: 2238 Tahiti Lane, Alabaster, AL 35007.

TO have and to hold to the said grantee and grantee's assigns forever.

The land described herein (You must make a selection):

Shelby County, AL 11/06/2018  
State of Alabama  
Deed Tax: \$116.50

  X   is homestead property of the said grantor

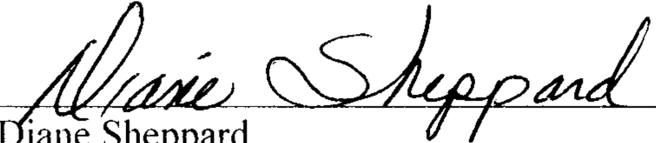
       is **NOT** homestead property of the said grantor

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

**NOTE:** This Deed has been prepared without the benefit of a survey, a title examination or title binder, none of which were requested or performed by either the Grantor or the Grantee, and all information contained herein has been provided by the Grantor and Grantee.

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

*IN WITNESS WHEREOF*, I have hereunto set my hand and seal, this the 24 day of October 2018.

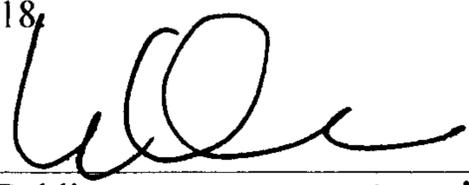
  
\_\_\_\_\_  
Diane Sheppard

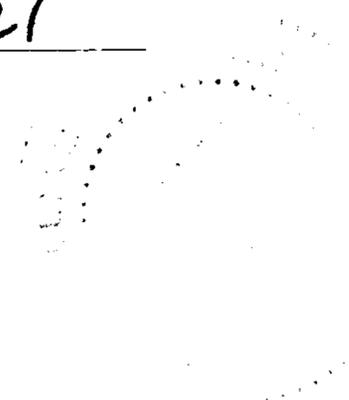
STATE OF ALABAMA                    )  
JEFFERSON COUNTY                 )

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Diane Sheppard, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the October 24, 2018.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/15/21



  
20181106000392530 2/3 \$137.50  
Shelby Cnty Judge of Probate, AL  
11/06/2018 09:14:33 AM 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 Diane Sheppard
Mailing Address 2238 Tahiti Lane
Alabaster, AL 35007

Grantee's Name Diane Sheppard and Adrienne Heather Lamon
Mailing Address 2238 Tahiti Lane
Alabaster, AL 35007

Property Address 2238 Tahiti Lane
Alabaster, AL 35007

Date of Sale 10/24/18
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 116,420.00

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
X Other Shelby County Tax Assessor Portal

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 10/24/18

Print Jennifer S. Taylor

Unattested

Sign Jennifer Taylor

by)

(Grantor/Grantee/Owner/Agent) circle one

