

**TITLE NOT EXAMINED**  
**Prepared without benefit of Survey**

Prepared by  
Henry E. Lagman, Attorney at Law  
2450 Valleydale Road, Birmingham, Alabama 35244

Shelby County, AL 12/04/2018  
State of Alabama  
Deed Tax: \$135.00

**QUITCLAIM**  
**DEED**

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of one dollar (\$1.00) in hand paid and pursuant to the agreement of the parties and the Final Decree of the Circuit Court of Shelby County entered in Case number DR-2018-900634 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

**Jessica Laurel Shannon, a single woman**

(herein referred to as grantors) hereby RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to

**Bradly Hunter Shannon, a single man**

(herein referred to as Grantee) all of the Grantor's right, title, interest, and claim in or to the following described real estate, to wit:

Lot 11, according to the Survey of Valdawood, as recorded in Map Book 8, Page 6, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to Easements, Restrictions and Rights of Way of Record.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

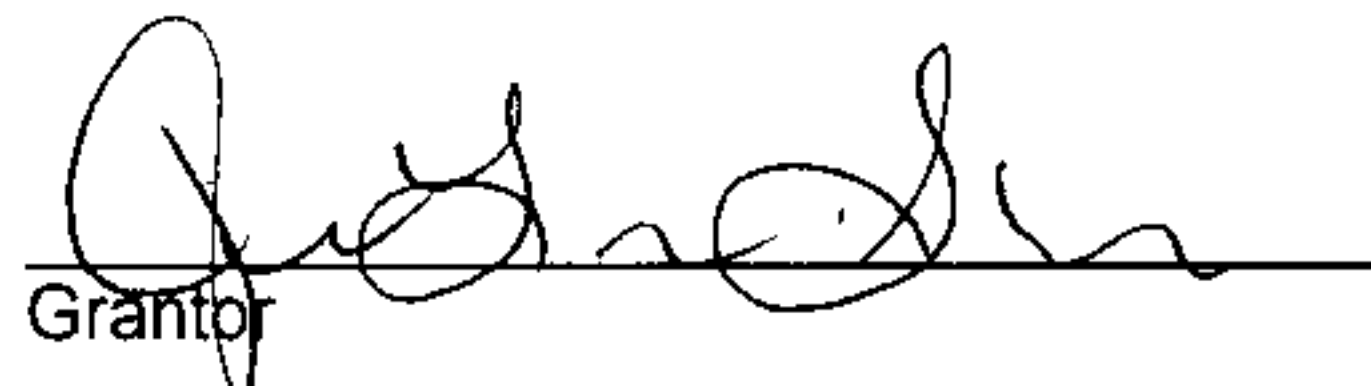
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this  
27 day of November, 2018.

WITNESS:



STATE OF ALABAMA)  
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

  
Grantor

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jessica Laurel Shannon whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of November A.D.  
2018.

  
NOTARY PUBLIC

My Commission Expires: 6-19-20



# Real Estate Sales Validation Form

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

Grantor's Name Jessica Shannon  
Mailing Address 302 Inverness Landing  
Birmingham, AL 35242

Grantee's Name Bradly Shannon  
Mailing Address 2347 Lakeside dr  
Birmingham, AL  
35244

Property Address 2347 Lakeside Dr.  
Birmingham, AL  
35244

Date of Sale 11/2/18  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 269,600.12 = 134,800

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 Tax Office

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 12/4/18

☒ Unattested

  
(verified by)

Print Brad Shannon

Sign BW

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

