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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:  
GEORGE M. VAUGHN  
WEAVER TIDMORE, LLC  
100 OLDE TOWNE ROAD STE 105  
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:  
BARA NICHOLS  
1101 ASHFORD LANE  
BIRMINGHAM, ALABAMA 35242

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### QUIT CLAIM DEED

**Know All Men by These Presents:** That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is acknowledged, I, CLINT NICHOLS, A MARRIED MAN , (herein referred to as GRANTORS) do hereby release, remise, quitclaim, grant, sell and convey unto BARA NICHOLS (herein referred to as GRANTEE), the following described real estate, situated in SHELBY County, Alabama, to-wit:

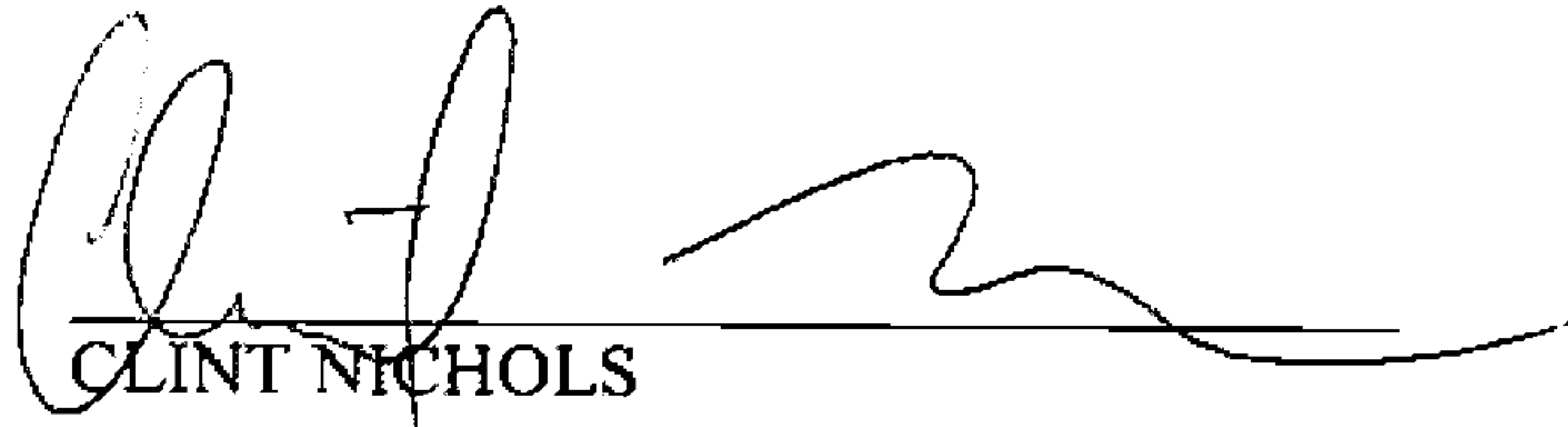
LOT 1146, ACCORDING TO A SUBDIVISION FOR SINGLE FAMILY RESIDENCES OF BROOK HIGHLAND 11<sup>TH</sup> SECTOR PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 22, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

\*\*\*TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE\*\*\*

**TO HAVE AND TO HOLD** Unto the said GRANTEE and her heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, CLINT NICHOLS, has hereunto set his signatures and seals, this the 1<sup>st</sup> day of July, 2019.

  
CLINT NICHOLS

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

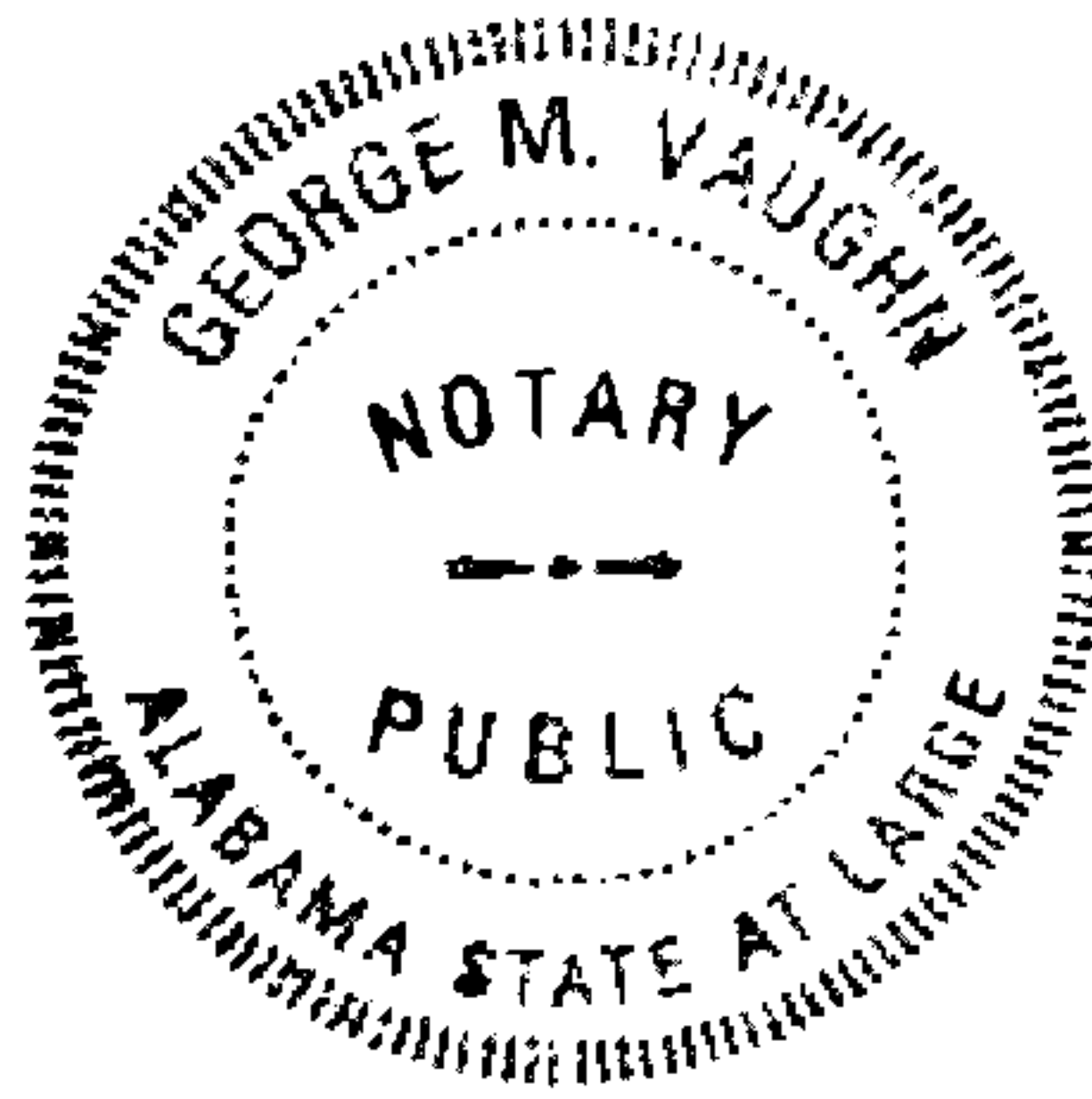
ACKNOWLEDGMENT

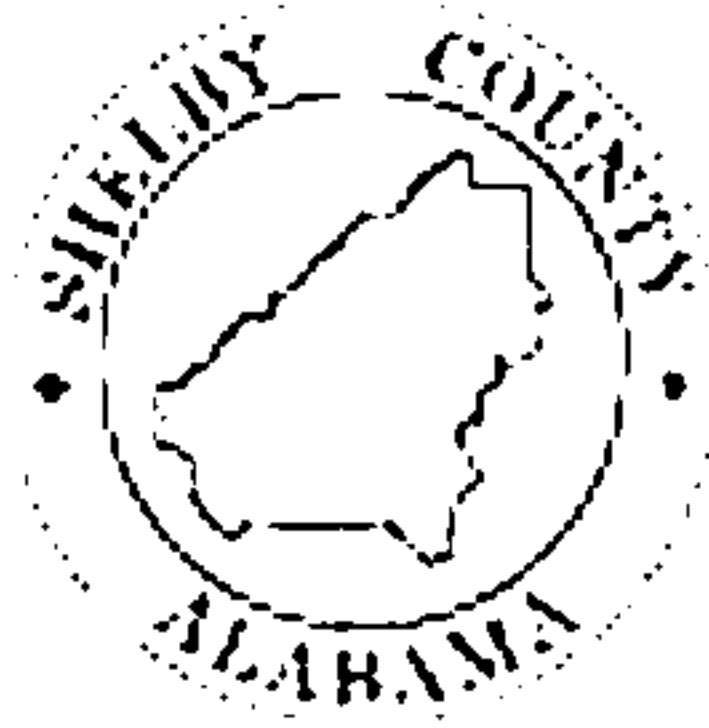
I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that CLINT NICHOLS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he executed the same voluntarily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

Given under our hand this the 1<sup>st</sup> day of July 2019.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9/18/2021





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/02/2019 11:32:37 AM  
 \$255.50 CHARITY  
 20190702000236630

*Alvin S. Boyd*

**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>CLINT NICHOLS</u>	Grantee's Name	<u>BARA NICHOLS</u>
Mailing Address	<u>c/o George Vaughn</u> <u>100 Olde Towne Road, Suite 105</u> <u>Vestavia Hills, AL 35216</u>	Mailing Address	<u>1101 Ashford Lane</u> <u>Birmingham, AL 35242</u>
Property Address	<u>1101 Ashford Lane</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>7/1/2019</u>
		Total Purchase Price	<u>\$234,300</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</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 1/2 Assessed Value = \$234,300
<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 7/2/2019

Print George M. Vaughn

Unattested

Sign

*(Signature)*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one