

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20190821000307250 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
08/21/2019 03:22:09 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and no/100ths Dollars (\$10.00), and other valuable considerations, to the undersigned, **Deborah L. Dille**, the **GRANTOR** herein, in hand paid by **Paul E. Braswell**, the **GRANTEE** herein, the receipt whereof is acknowledged, I, **Deborah L. Dille**, do grant, remise, release, quitclaim, and convey unto **Paul E. Braswell**, all of my right, title, interest, and claim in or to the following described real property, situated in Shelby County, Alabama, to-wit:

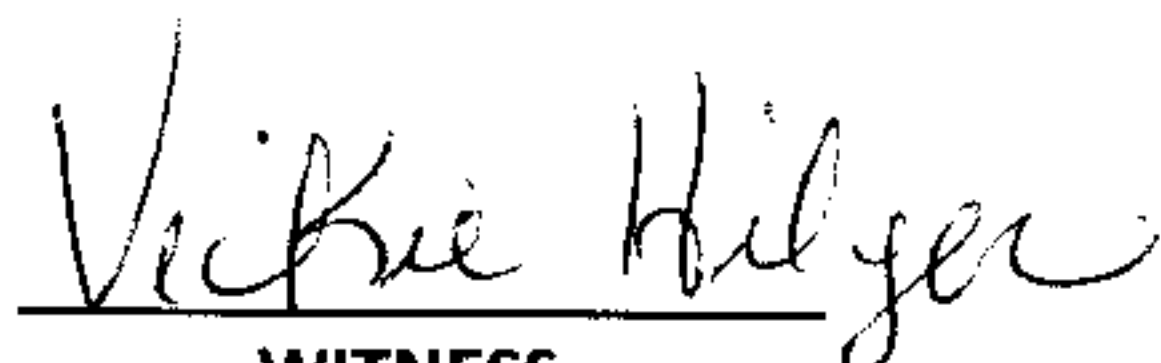
Unit 1308, Building 13, in The Gables, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 10, page 177 and amended in Real volume 27, page 733, Real Volume 50, Page 327 and Real Volume 50, page 340, and re-recorded in Real 50, page 942, Real 165, page 578, and amended in Real 59, page 19 and further amended by Corporate Volume 30, page 407 and in Real 96, page 855, and Real 97, page 937 and By-Laws as shown in Real Volume 27, page 733 and then amended in Real Volume 50, page 325, further amended by Real 189, page 222, Real 222, page 691, Real 238, page 241, Real 269, page 270 further amended by eleventh amendment to declaration of condominium as recorded in 284, page 181 together with an undivided interest in the common elements, as set forth in the aforesaid mentioned Declaration, said Unit being more particularly described in the floor plans and architectural drawings of The Gables Condominium as recorded in Map Book 9, pages 41 thru 44, and amended in Map Book 9, page 135, Map Book 10, page 49 and further amended by Map Book 12, page 50 in the Probate Office of Shelby County, Alabama.

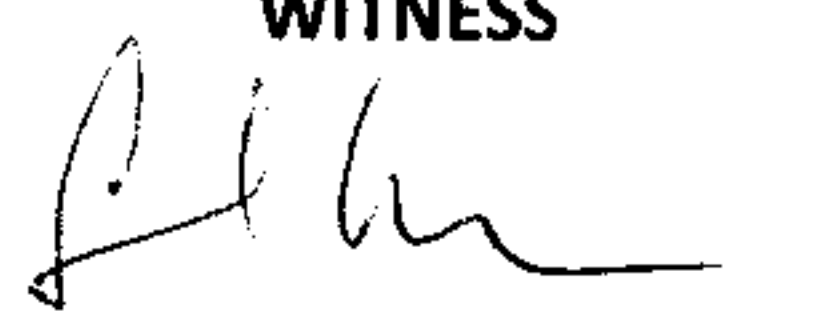
Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

TO HAVE AND TO HOLD, to the said **GRANTEE**, **Paul E. Braswell**, his heirs and assigns, **FOREVER**.

IN WITNESS WHEREOF, I have hereto set my hand and seal, this 4th day of August, 2019.


WITNESS


WITNESS


DEBORAH L. DILLE

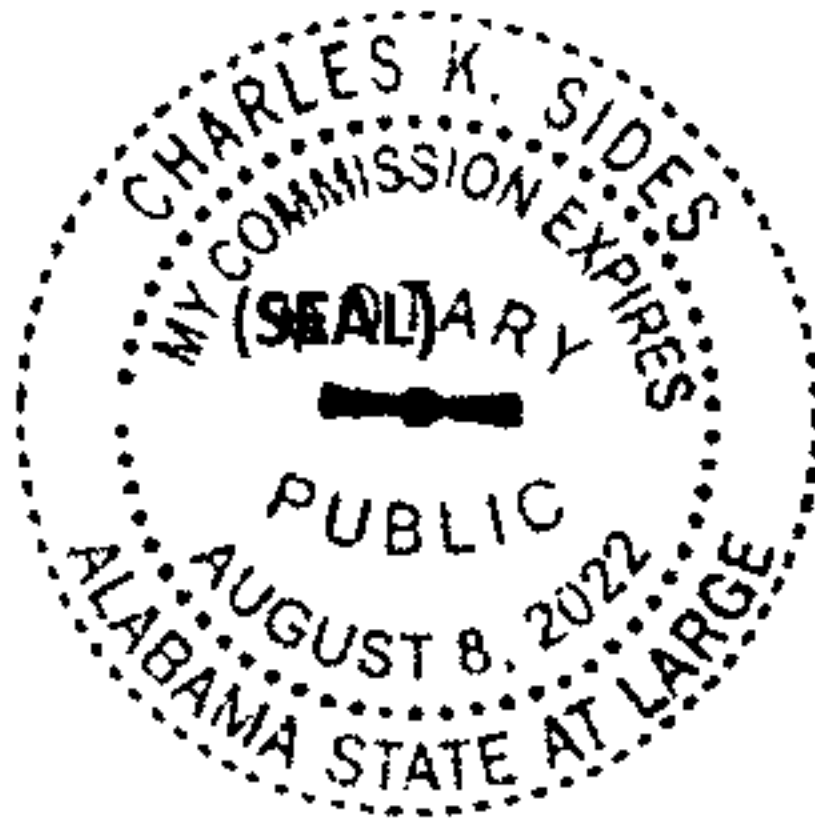
Shelby County, AL 08/21/2019
State of Alabama
Deed Tax: \$100.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

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

Given under my hand and official seal this 9th day of August 2019.



Charles K. Sides
NOTARY PUBLIC

My commission expires: 8/8/22

PREPARED BY:

Deborah L. Dille
Attorney at Law
4606 Lake Valley Drive
Birmingham, Alabama 35244

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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
Mailing Address

Deborah L. Dille
Southlake Townhomes

Grantee's Name
Mailing Address

Paul E. Braswell
Same

Property Address

1308 Gables Drive
Hoover, AL 35244

Date of Sale

Aug. 4, 2019

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$

\$ 100,000

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

Aug. 4, 2019

Print

Paul E. Braswell

Sign

Paul E. Braswell

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1



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