

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY:

20190911000334250
09/11/2019 02:51:47 PM
QCDEED 1/3

Burt W. Newsome
Greystone Title, L.L.C.
194 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand and NO/100 Dollars (\$5,000.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **JOHN A. BRAZIL**, a single person (the “Grantor”), does hereby remise, release, quitclaim and convey unto **JOHN J. BRAZIL AND DARLENE BRAZIL, Husband and Wife** (hereinafter referred to as the “Grantees”), as joint-tenants with right of survivorship, any and all of the Grantor's right, title and interest and claim in or to the following described real estate, situated in Jefferson County, Alabama, to wit:

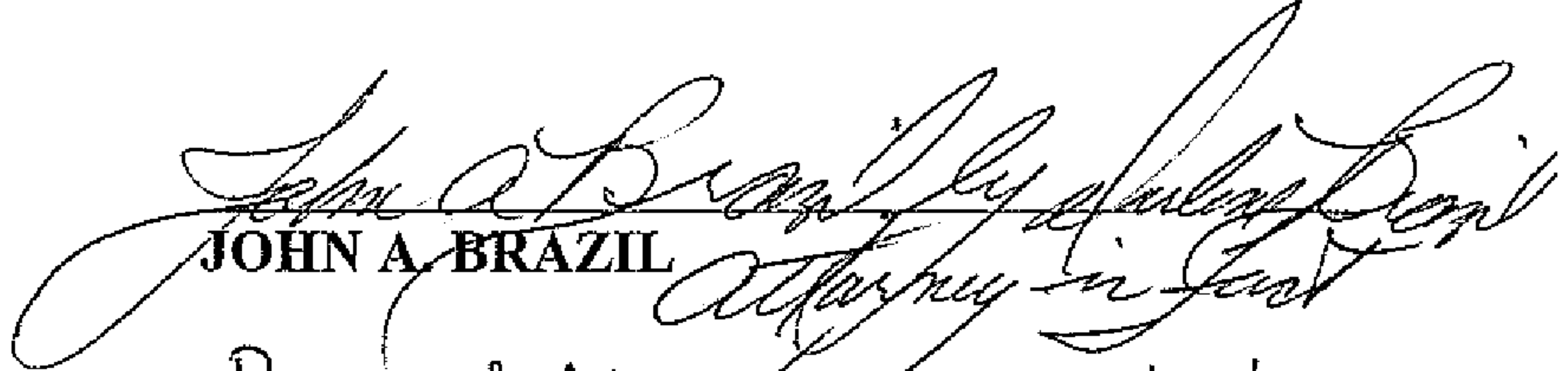
Lot 554, according to the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, Page 25 A & B, in the Probate Office of Shelby County, Alabama.

The Subject Property is not the homestead of the Grantor, John A. Brazil.

TO HAVE AND TO HOLD to the Grantees, as joint-tenants with right of survivorship, their heirs, successors and assigns, forever.

[Signature page follows]

IN WITNESS WHEREOF, JOHN A. BRAZIL has caused this conveyance to be executed
and his seal affixed this the 10th day of September, 2019.


JOHN A. BRAZIL
Attorney in Fact
Power of Attorney Recorded in
Instrument # 20190910000332910

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify
that Paelen Brazil as attorney-in-fact for John A. Brazil
signed the foregoing quitclaim deed, and who are known to me, acknowledged before me on this
day, that being informed of the contents of the conveyance, they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal, this the 10th day of September 2019




Notary Public

My commission expires: 9/14/2020

Real Estate Sales Validation Form

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

Grantor's Name John A. Brazil, Elizabeth A. Brazil & John Joseph Brazil
Mailing Address 2467 Forest Lakes Lane
Sterrett, AL 35147

Grantee's Name John J. Brazil & Darlene Brazil
Mailing Address 2467 Forest Lakes Lane
Sterrett, AL 35147

Property Address 2467 Forest Lakes Lane
Sterrett, AL 35147

Date of Sale 9/6/2019
Total Purchase Price \$ 5,000.00

or
Actual Value \$

20190911000334250 09/11/2019 02:51:47 PM QCDEED 3/3 or
Assessor's Market Value \$

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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 9/10/2019

Print Burt Newsome

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/11/2019 02:51:47 PM
\$33.00 CHERRY
20190911000334250

Alex S. Byrd

Form RT-1