

This Document prepared by:
John R. Holliman
2491 Pelham Parkway
Pelham, AL 35124

20191009000372720
10/09/2019 02:31:44 PM
QCDEED 1/4

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration

of the sum of Ten dollars and no/100, Jimmie L. Nabors Basham and William Harrison Basham, a married couple(hereinafter referred to as Grantor), in hand paid by Grantee, Nancy Crook, (hereinafter referred to as Grantee), Grantor, hereby releases, remises, quitclaims and conveys to the said Grantee, its heirs and assigns all of their right, title, interest and claim in those certain described real estate situated in SHELBY County, Alabama, to-wit:

See attached Exhibit A for legal description which is hereby incorporated by reference as though fully set out herein.

Expressly reserving unto the Grantors, a Life Estate in and to the conveyed property, included rents, profits and exclusive possession, if applicable. It is the intention of the Grantors to reserve unto Jimmie L Nabors Basham during the full term of her natural life, the right of rents and profits arising therefrom and to quitclaim & convey to Grantee these interests subject only to said life estate. It is the intention of the Grantors to reserve unto William Harrison Basham a life estate only to the extent that he actually occupies the property as his primary residence.

This deed was prepared with information supplied by the Grantor/Grantee herein and relied upon by John R. Holliman. The parties acknowledge that no title search was performed.

Grantee's address:
233 Beaver Crest
Pelham, AL 35124

TO HAVE AND TO HOLD, to the said Grantee, her heirs and assigns forever.

Given under my hand and seal on this the 18th day of APRIL, 2019.

Jimmie L. Nabors Basham
Jimmie L. Nabors Basham

William Harrison Basham
William Harrison Basham

STATE OF ALABAMA)

SHELBY COUNTY)

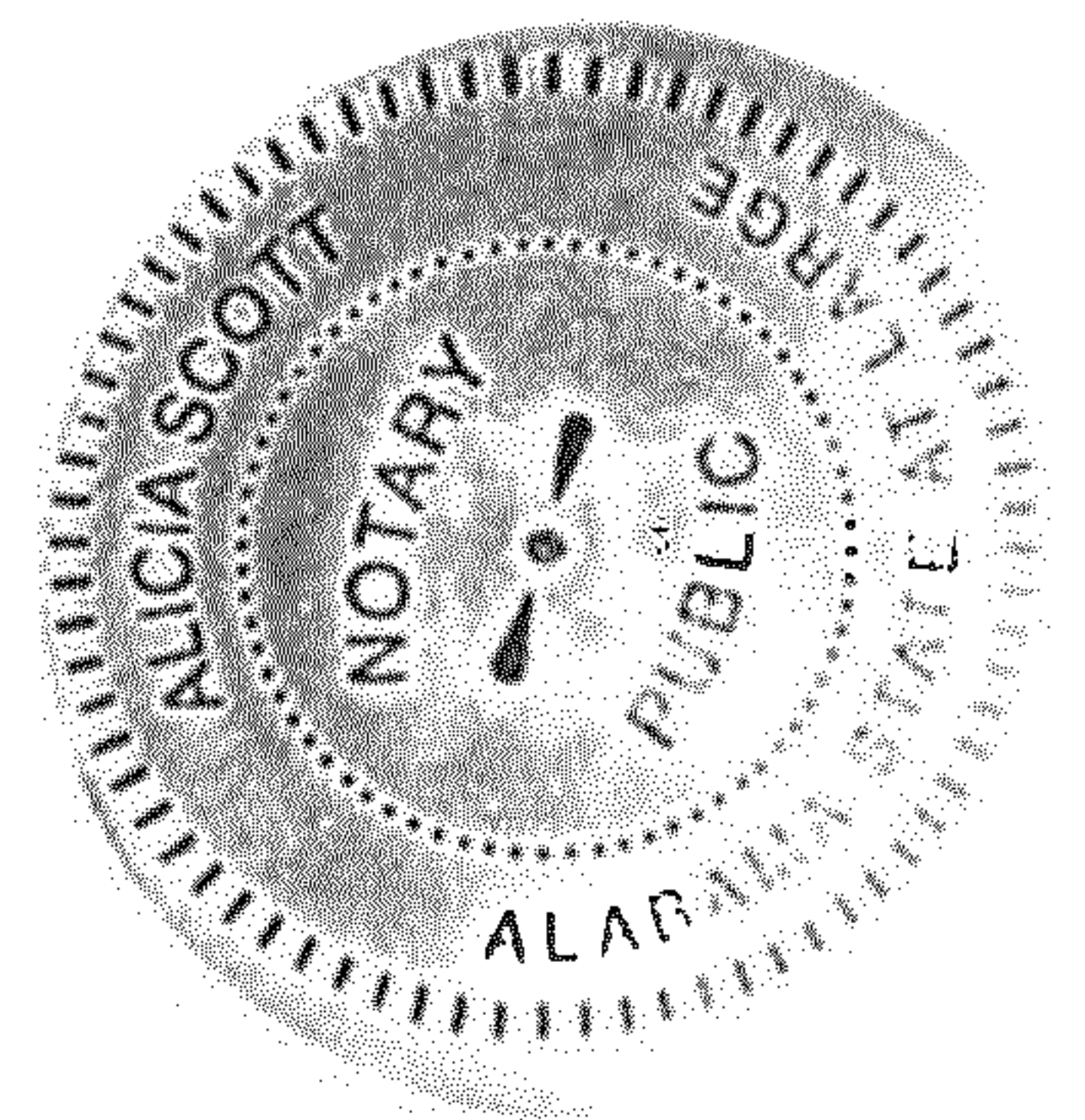
I, a Notary Public in and for said County, in said State, hereby certify that Jimmie L. Nabors Basham and William Harrison Basham a married couple whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily as their act.

Given under my hand and official seal this the 18th day of APRIL, 2019.

Alicia Scott
NOTARY PUBLIC

My commission expires:

My Commission Expires
July 27, 2022



20191009000372720 10/09/2019 02:31:44 PM QCDEED 3/4

"Exhibit A"

Lot 44 according to the Survey of Beaver Creek Preserve, Third Sector as recorded in Map Book 17, Page 97, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Jimmie L. Nabors Basham &
 Mailing Address William Harrison Basham
233 Beaver Crest
Pelham, AL 35124

Grantee's Name Nancy Crook
 Mailing Address 233 Beaver Crest
Pelham, AL 35124

Property Address 233 Beaver Crest
Pelham, AL 35124

Date of Sale 4/18/19Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$200,300

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 Tax Assesor;s Value
☐ 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 Print John HellmanSign ☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

