

Prepared By:
Sharon Anne Sprague

After Recording Return To:
111 Hickory St
Maylene, Alabama 35114

Shelby County, AL 12/03/2019
State of Alabama
Deed Tax: \$114.50



20191203000445820 1/4 \$146.50
Shelby Cnty Judge of Probate, AL
12/03/2019 10:13:13 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 29, 2019 THE GRANTOR(S),

- Sharon Anne Sprague, a single person,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Sharon Anne Sprague, a single person, residing at 111 Hickory St, Maylene, Shelby County, Alabama 35114
- Theresa Erica Bradford and Terry Lorian Bradford, a married couple, residing at 111 Hickory St, Maylene, Shelby County, Alabama 35114

as joint tenants with rights of survivorship, the following described real estate, situated in Maylene, in the County of Shelby, State of Alabama

Legal Description:

Map Number 23 2 04 0 000 CODE1: 02 CODE2: 00 Sub Division1: WOODLAND HILLS
1ST PHASE 2ND SECTOR MAP BOOK: 05 PAGE: 137 PRIMARY LOT: 25

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A gift among family members where no money is exchanged.

Tax Parcel Number: 23 2 04 0 001 032 000

Mail Tax Statements To:

Sharon Anne Sprague

111 Hickory St

Maylene, Alabama 35114

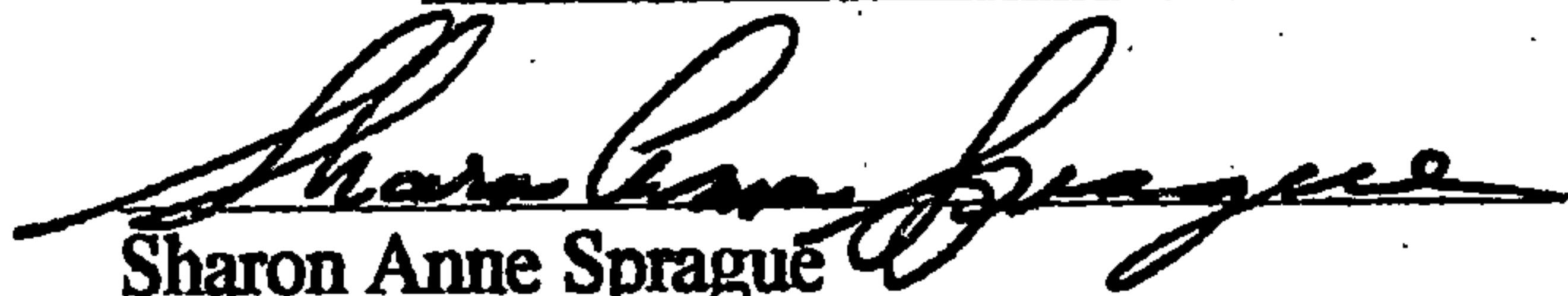
[SIGNATURE PAGE FOLLOWS]



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Grantor Signatures:

DATED: 11-29-2019

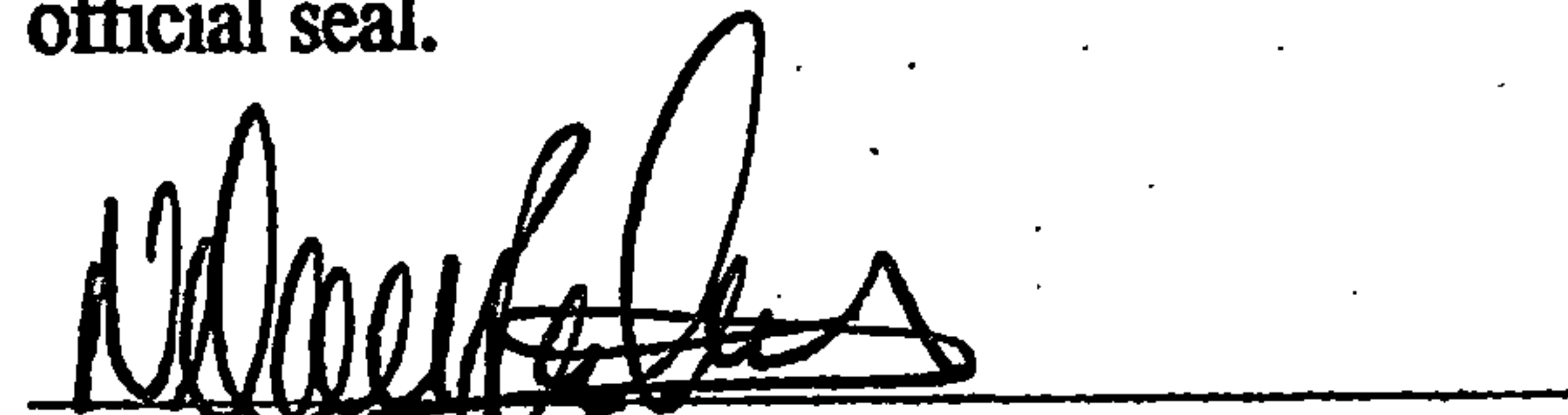


Sharon Anne Sprague
111 Hickory St
Maylene, Alabama, 35114

STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 29 day of November, 2019, before me,
_____, personally appeared Sharon Anne Sprague, known to
me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

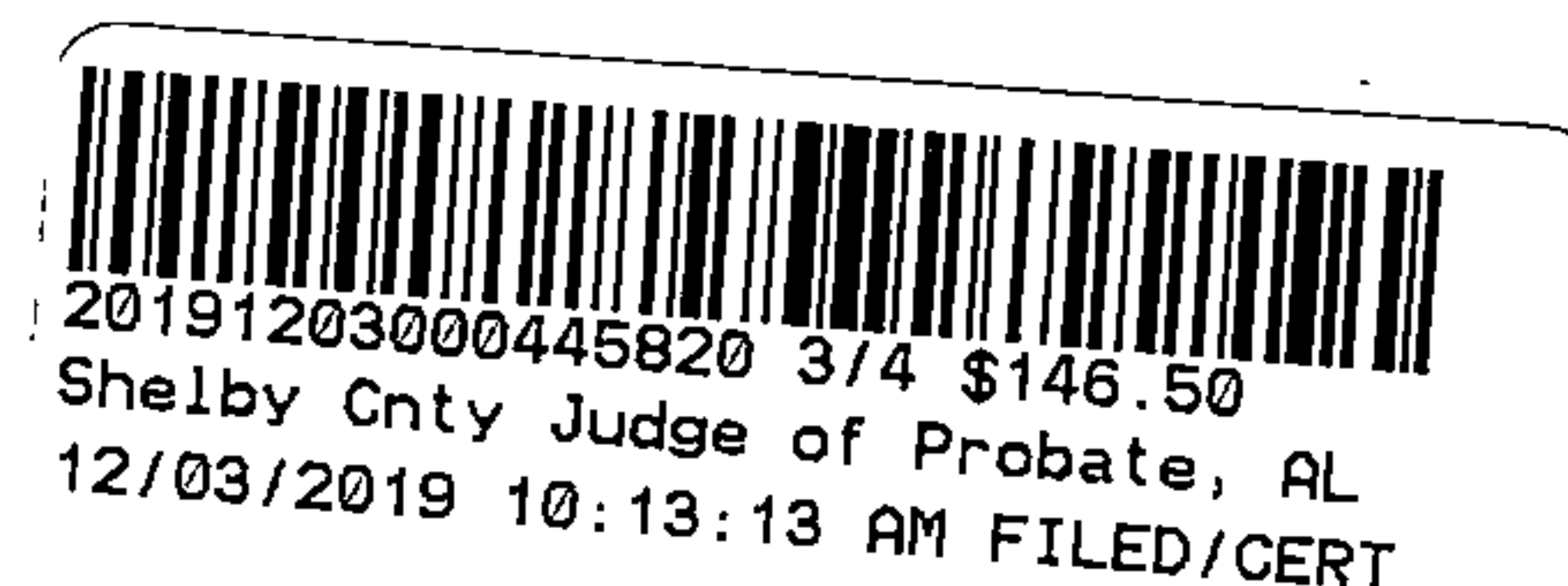
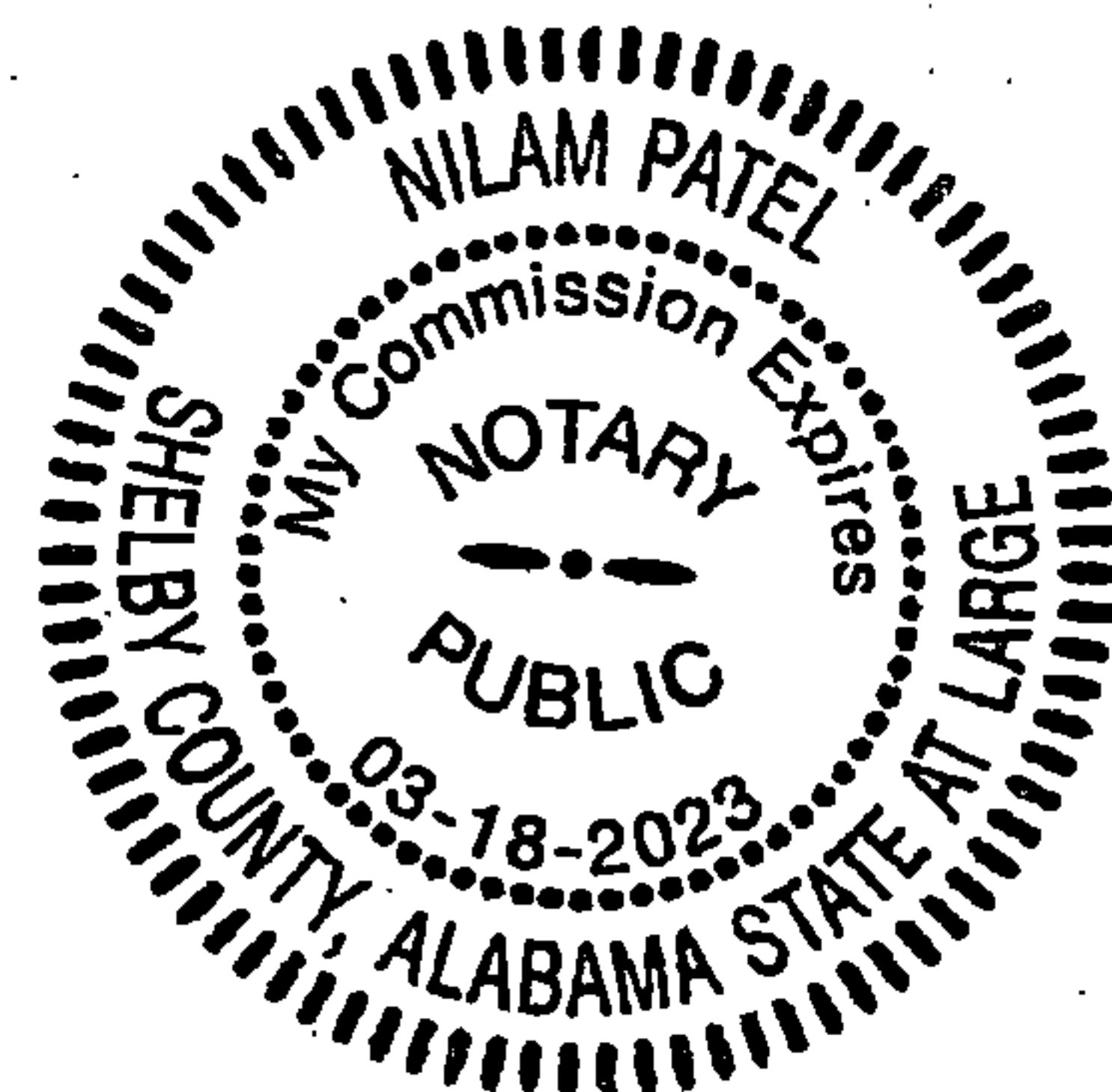
In witness whereof I hereunto set my hand and
official seal.



Notary Public

Notary Public
Title (and Rank) Personal Banker II

My commission expires 03/18/2023



Real Estate Sales Validation Form

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

Grantor's Name Sharon Sprague
Mailing Address 111 Hickory St
Maylene AL 35114

Grantee's Name Theresa Bradford
Mailing Address Terry Bradford
111 Hickory St
Maylene AL 35114

Property Address 111 Hickory St
Maylene AL 35114

Date of Sale 11/29/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 2/3 = 114,026

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 12/3/19

Print SHARON ANNE SPRAGUE

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

Unattested

erified by)



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Form RT-1