

RECORD AND REQUESTED BY:  
STACIE BOACKLE AND MICHAEL BOACKLE  
1603 MORNING SUN CIRCLE  
BIRMINGHAM, AL 35242  
File No. AL256466

Prepared By:  
Certified Document Solutions  
c/o Attorney Margaret C. Daun  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

Tax ID No.:  
10 1 01 0 991 161.000

**QUIT CLAIM DEED**

This indenture Made this 10<sup>th</sup> day of OCTOBER, 2015, by and between **STACIE L. SMALLWOOD N/K/A STACIE L. BOACKLE, A MARRIED WOMAN, HEREIN JOINED BY HER HUSBAND, MICHAEL BOACKLE**, whose post office address is 2221 ROCKVIEW LANE, BIRMINGHAM, AL 35226, as Grantor(s), and **STACIE L. BOACKLE AND MICHAEL L. BOACKLE, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is 2221 ROCKVIEW LANE, BIRMINGHAM, AL 35226, as Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

PROPERTY ADDRESS: 1603 MORNING SUN CIRCLE, Birmingham, AL 35242

Being all of the same Property conveyed to Grantor by virtue of a General Warranty Deed recorded August 6, 2008 among the Official Property Records of Shelby County, Alabama as Instrument 20080806000316270.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seal of said Grantor this 10<sup>TH</sup> day of OCTOBER, 2015.  
Stacie L. Smallwood N/K/A Stacie L. Boackle  
STACIE L. SMALLWOOD N/K/A STACIE L. BOACKLE  
Michael L. Boackle  
MICHAEL L. BOACKLE

STATE OF ALABAMA  
COUNTY OF SHELBY

I, LEON NASH, a Notary Public in and for said County in said State, hereby certify that STACIE L. SMALLWOOD N/K/A STACIE L. BOACKLE and MICHAEL L. BOACKLE whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>TH</sup> day of OCTOBER, 20 15.

Leon Nash  
NOTARY PUBLIC  
Printed Name: LEON NASH  
My Commission Expires: 07/02/2017



Total Purchase Price or Fair 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  
☐ Sales Contract  
☐ Closing Statement  
☐ Appraisal  
☐ Other

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument.  
Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT "A"**

The following described Real Estate, lying and being in the County of Shelby,  
State of Alabama, to wit:

Unit 1603, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said Plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of The Horizon Condominium Association, Inc, is attached as Exhibit "D", together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a Condominium.

on

COMMONLY KNOWN AS 1603 MORNING SUN CIRCLE, BIRMINGHAM,  
AL 35242

PARCEL ID NO. 10-1-01-0-991-161.000

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name STACIE L. SMALLWOOD NKA STACIE L.  
 Mailing Address BOACKLE & MICHAEL BOACKLE  
2221 ROCKVIEW LANE  
BIRMINGHAM, AL 35226

Grantee's Name STACIE L. BOACKLE AND MICHAEL L. BOACKLE  
 Mailing Address 2221 ROCKVIEW LANE  
BIRMINGHAM, AL 35226

Property Address 1603 MORNING SUN CIRCLE  
BIRMINGHAM, AL 35242

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 83,600

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 SHELBY COUNTY, ALABAMA. CITIZEN ACCESS PORTAL  
☐ 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 10/10/15

Print Stacie L. Smallwood NKA Stacie L. Boackle

Unattested

Sign Stacie L. Smallwood NKA Stacie L. Boackle  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Print Form**

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 11/17/2015 01:55:41 PM  
 \$107.00 CHERRY  
 20151117000397750

*James W. Fuhrmeister*