

This instrument was prepared by:  
Sara J. Senesac  
1330 21<sup>st</sup> Way South  
Birmingham, Alabama 35205

Send Tax Notice to:  
Priscilla McDonald  
2520 Forest Lakes Lane  
Sterrett, Alabama 35147

**QUIT CLAIM DEED**



20170126000032670 1/2 \$79.00  
Shelby Cnty Judge of Probate, AL  
01/26/2017 03:08:22 PM FILED/CERT

STATE OF ALABAMA    )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, DANIEL MCDONALD, hereinafter called Grantor), an unmarried man, residing at 2520 Forest Lakes Lane, Sterrett, Alabama 35147, hereby remises, releases, quit claims, grants, sells, and conveys to PRISCILLA MCDONALD (hereinafter called Grantee), an unmarried woman, residing at 2520 Forest Lakes Lane, Sterrett, Alabama 35147, all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 655, ACCORDING TO THE SURVEY OF FOREST LAKES, 12<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Address of Property: 2520 Forest Lakes Lane, Sterrett, Alabama 35147.


Subject to building and setback lines, restrictions, covenants and conditions of record.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the Grantee.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 10<sup>th</sup> day of January, 2018

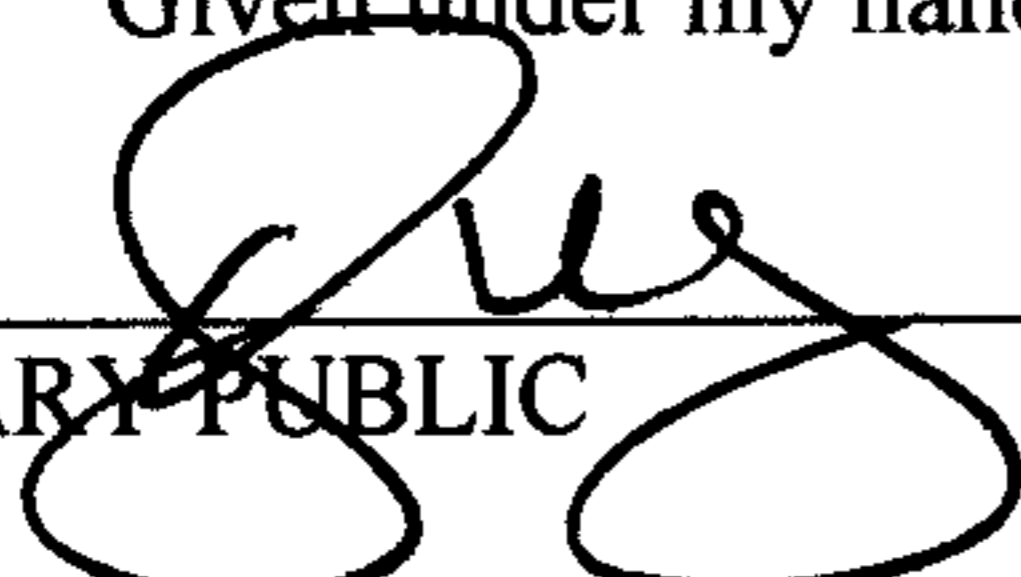
Shelby County, AL 01/26/2017  
State of Alabama  
Deed Tax: \$61.00

 (SEAL)  
DANIEL MCDONALD

STATE OF ALABAMA    )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DANIEL MCDONALD, whose name is 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, he 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 Jan., 2018. <sup>JRC</sup>

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 10/6/18

Real Estate Sales Validation Form

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

Grantor's Name Daniel McDonald  
Mailing Address 2520 Forest Lakes Lane  
Sterrett, AL 35147

Grantee's Name Priscilla McDonald  
Mailing Address 2520 Forest Lakes Lane  
Sterrett, AL 35147

Property Address 2520 Forest Lakes Lane  
Sterrett, AL 35147

Date of Sale 1-10-2017

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 121,800 1/2 value



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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) <sup>60,900</sup>

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other tax @ assec.

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 1-26-2017

Print Priscilla Phillips McDonald

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one