


Send tax notice to:  
Jordan Allison  
293 Woodbury Dr  
Sterrett, AL 35147

Shelby County, AL 05/22/2018  
State of Alabama  
Deed Tax: \$122.00

## QUITCLAIM DEED

STATE OF ALABAMA  
SHELBY COUNTY

  
20180522000177260 1/4 \$146.00  
Shelby Cnty Judge of Probate, AL  
05/22/2018 02:17:17 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Twelve Thousand Dollars and no/100, to be paid according to the Final Judgment of Divorce, and pursuant to a Final Judgment of Divorce and other valuable considerations to the undersigned GRANTOR(S), **LAUREN ALLISON a/k/a LAUREN DAVENPORT, A SINGLE INDIVIDUAL** (hereinafter referred to as GRANTOR(S), in hand paid by the GRANTEE(S), **JORDAN ALLISON**, hereinafter referred to as GRANTEE(S), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents RELEASES, REMISES, QUITCLAIMS, SELLS and CONVEYS unto the GRANTEE(S), all right, title, interest and claim in or to the following described real estate, situated in County of Shelby County State of Alabama, to-wit:

**SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION**

**THE PURPOSE OF THIS DEED IS TO CLEAR TITLE AND REMOVE LAUREN ALLISON a/k/a LAUREN DAVENPORT FROM TITLE PURSUANT TO A DIVORCE DECREE.**


**PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. NO TITLE SEARCH WAS CONDUCTED.**

**TO HAVE AND TO HOLD**, to the said GRANTEE forever.

**GIVEN** under my hand and seal this the 22<sup>nd</sup> day of May, 2018.

WITNESS:





  
LAUREN ALLISON a/k/a  
LAUREN DAVENPORT

  
Jordan Allison

STATE OF ALABAMA  
SHELBY COUNTY


I, the undersigned, a Notary Public in and for said county and state hereby certify that Lauren Allison a/k/a Lauren Davenport, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being

informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 22<sup>nd</sup> day of May, 2018.

My Comm. Exp.:

3/20/22  
STATE OF ALABAMA  
SHELBY COUNTY

  
\_\_\_\_\_  
**SARAH WOLPERT**  
NOTARY PUBLIC  
STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES MARCH 20, 2022

I, the undersigned, a Notary Public in and for said county and state hereby certify that Jordan Allision, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, executed the same voluntarily on the day the same bears date.

GIVEN under my hand and seal this the 22<sup>nd</sup> day of May, 2018.

My Comm. Exp.:

3/20/22

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

Prepared by  
Nicole Saia  
270 Doug Baker Blvd  
Suite 700-322  
Birmingham, AL 35242  
205-960-4660

**SARAH WOLPERT**  
STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES MARCH 20, 2022




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# Exhibit A

LOT 815, ACCORDING TO THE SURVEY OF FOREST PARKS, 8TH SECTOR,  
PHASE 2, AS RECORDED IN MAP BOOK 25, PAGE 131, IN THE PROBATE  
OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2011 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2012.
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
3. EASEMENTS OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY PUBLIC RECORDS.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY.
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY PUBLIC RECORD.
6. MUNICIPAL IMPROVEMENTS, TAXES, ASSESSMENTS AND FIRE DISTRICT DUES AGAINST SUBJECT PROPERTY.
7. TITLE TO ALL OIL, GAS AND MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL OIL AND MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
8. SUCH STATE OF FACTS AS SHOWN ON THE PLAT OF FOREST PARKS, 8<sup>TH</sup> SECTOR, PHASE 2, ASS RECORDED IN MAP BOOK 25, PAGE 131, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
9. EASEMENT TO ALABAMA POWER COMPANY RECORDED IN VOLUME 236, PAGE 829, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
10. RIGHTS OF WAY TO ALABAMA POWER COMPANY.
11. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AND RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN.

  
20180522000177260 3/4 \$146.00  
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# Real Estate Sales Validation Form

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

Grantor's Name Lauren Allison  
Mailing Address Chelsea AL

Grantee's Name Jordan Allison  
Mailing Address 293 Woodbury Dr.  
Sterrett, AL 35147

Property Address 293 Woodbury Dr  
Sterrett AL 35147

Date of Sale 5/22/18  
Total Purchase Price \$

or  
Actual Value \$

or  
Assessor's Market Value \$ 243,200 1/2 121,600

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  
☐ 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 5/22/18

Print Jordan Allison

Unattested

Sign Jordan Allison

(Grantor/Grantee/Owner/Agent) circle one

20180522000177260 4/4 \$146.00  
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ified by)

Form RT-1