

20190318000085000  
03/18/2019 10:47:49 AM  
QCDEED 1/2

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Christopher James Dobbins**  
495 Ballantrae Road  
Pelham, AL 35124

THIS DEED PREPARED WITHOUT BENEFIT OF  
TITLE EXAMINATION OR SURVEY.

**QUIT CLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

}  
}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Katie Laura Wodarz, a single person**, (herein referred to as Grantor), hereby remises, releases, quit claims, grants, seller, and conveys unto, **Christopher James Dobbins** (herein referred to as Grantee whether one or more), all and sole right, title, interest, and claim in or to the following described real estate, situated in **Shelby County, Alabama** to wit:


**Lot 2168, Kirkwall, Phase IV, in Ballantrae, as recorded in Map Book 48, Page 54, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

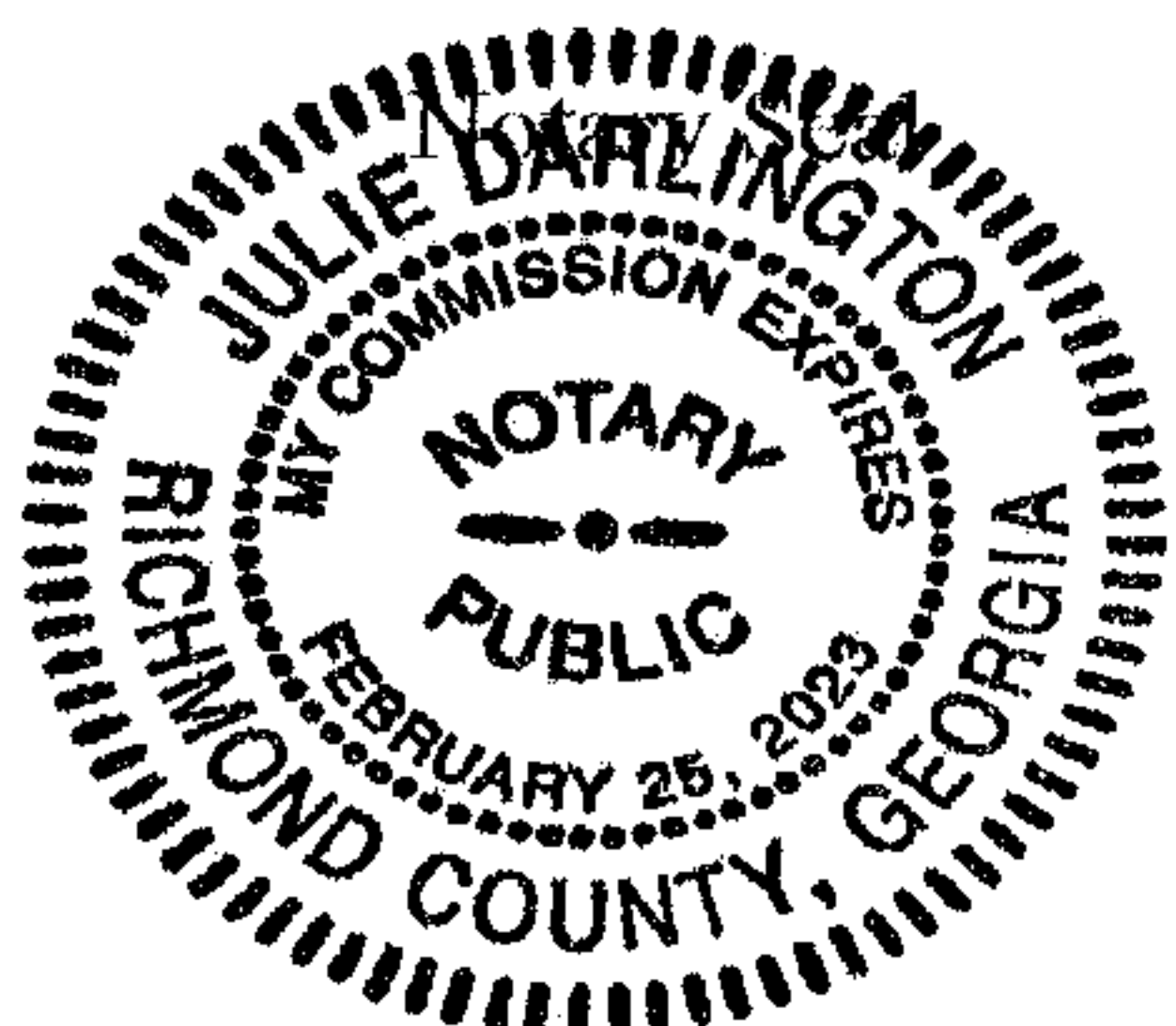
IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 12 day of March, 2019

  
Katie Laura Wodarz

STATE OF Georgia  
COUNTY OF Richmond

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Katie Laura Wodarz** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 12 day of March, 2019.



  
Notary Public  
My commission expires:

Real Estate Sales Validation Form

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

Grantor's Name Kate Wodarz  
Mailing Address 495 Ballantyne Rd  
Pelham, AL 35124

Grantee's Name Christopher Dobbin  
Mailing Address 495 Ballantyne Rd  
Pelham, AL 35124

Property Address 495 Ballantyne Rd  
Pelham, AL 35124

Date of Sale 3/12/19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 42,420

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 assessor's value

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 3/12/19

Print Amy Courtney

Unattested \_\_\_\_\_

Sign \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/18/2019 10:47:49 AM  
\$60.50 CHERRY  
20190318000085000

Print Form

Form RT-1

Amy S. Boyd