

Send Tax Notice To:

Danitza Cordova Brown
108 Cobblestone Terrace
Pelham, Alabama 35124

Quitclaim Deed

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS

That in consideration of the sum of One Hundred and 00/100 Dollars (\$100.00) to Garrett Shane Brown, an unmarried man, in hand paid by Danitza Cecilia Ruiz Cordova Brown the receipt whereof is hereby acknowledged I do remise, release, quit claim and convey to the said Danitza Cecilia Ruiz Cordova Brown all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Cobblestone Village, as recorded in Map Book 19, page 76, in the Probate Office of Shelby County, Alabama

Subject to easements, restrictions, rights of way and building lines or record. Subject to taxes for 2004

This property is the homestead of the Grantor. This conveyance complies with the terms of the Agreement of the Parties to be made part of a Final Judgment of Divorce rendered in Jefferson County Circuit Court bearing Case No. DR 2018-900714.

To have and to hold to the said Danitza Cecilia Ruiz Cordova Brown, her heirs and assigns forever.

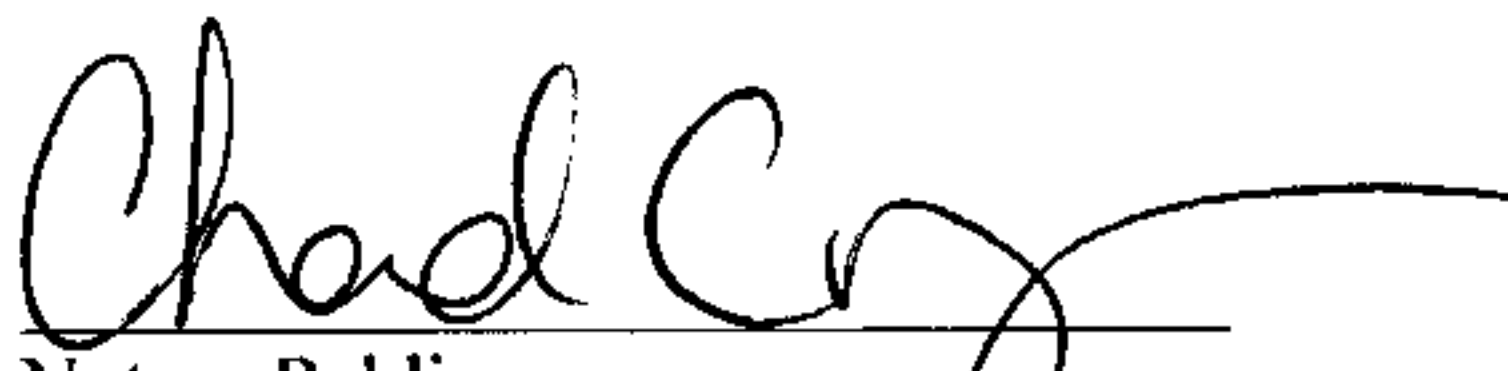
Given under my hand and seal this 4 day of June, 2019.


Garrett Shane Brown

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Garrett Shane Brown, an unmarried man, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 4th day of June A.D. 2019.



Notary Public



THIS DEED PREPARED BY: T. SHANE SMITH, Attorney at Law
3000 Crescent Avenue, Birmingham, Alabama 35209

This conveyance prepared without the benefit of current survey.
Attorney makes no representations as to the legal description of this property.

Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$80.50


20190607000198400 1/2 \$98.50
Shelby Cnty Judge of Probate, AL
06/07/2019 08:03:25 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Garrett Brown
Mailing Address 4348 Heritage View Rd
Shom 35292

Grantee's Name Danitza Brown
Mailing Address 108 Cobblestone Terrace
Pelham AL 35292

Property Address 108 Cobblestone Ter
Pelham, AL 35294

Date of Sale 6/4/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 160,400

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 6/7/19
X Unattested Karen Melsen
(verified by)

Print Danitza Ruiz Brown
Sign Danitza Ruiz Brown
(Grantor/Grantee/Owner/Agent) circle one