

STATE OF ALABAMA )

SHELBY COUNTY )

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, between the parties, that in consideration of One and 00/100 (\$1.00) and other good and valuable consideration, the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, a wife or single woman, **EKATERINA SERGEYEVNA ELKOURIE**, (hereinafter referred to as Grantor), do hereby release, quitclaim, grant, sell and convey to the husband or single man **JEREMY DAVID ELKOURIE**, (hereinafter referred to as Grantee), all of her right, title, interest, and claim in or to the following described real estate, and improvements, located at 5108 Old Mill Court, Indian Springs Village, Alabama situated in Shelby County, Alabama, PARCEL ID: 10 5 22 0 002 043.048 to-wit:

**Lot A, according to the Survey of Old Mill Trace, Third Sector, First Addition, as recorded in Map Book 10, Page 31 in the Probate Office Shelby County, Alabama.**

**PURSUANT TO THE DIVORCE CASE FILED 12/13/2019 CASE NO. DR-2019-900731.00 IN THE CIRCUIT COURT OF SHELBY COUNTY ALABAMA.**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 10<sup>th</sup> day of December 2019

*Ekatrina Sergeyevna Elkourie*  
**EKATERINA SERGEYEVNA ELKOURIE**

STATE OF ALABAMA \*  
SHELBY COUNTY \*


I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that EKATERINA SERGEYEVNA ELKOURIE whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10<sup>th</sup> day of December 2019.

**MALEAH BARTON**  
STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES MAY 29, 2023

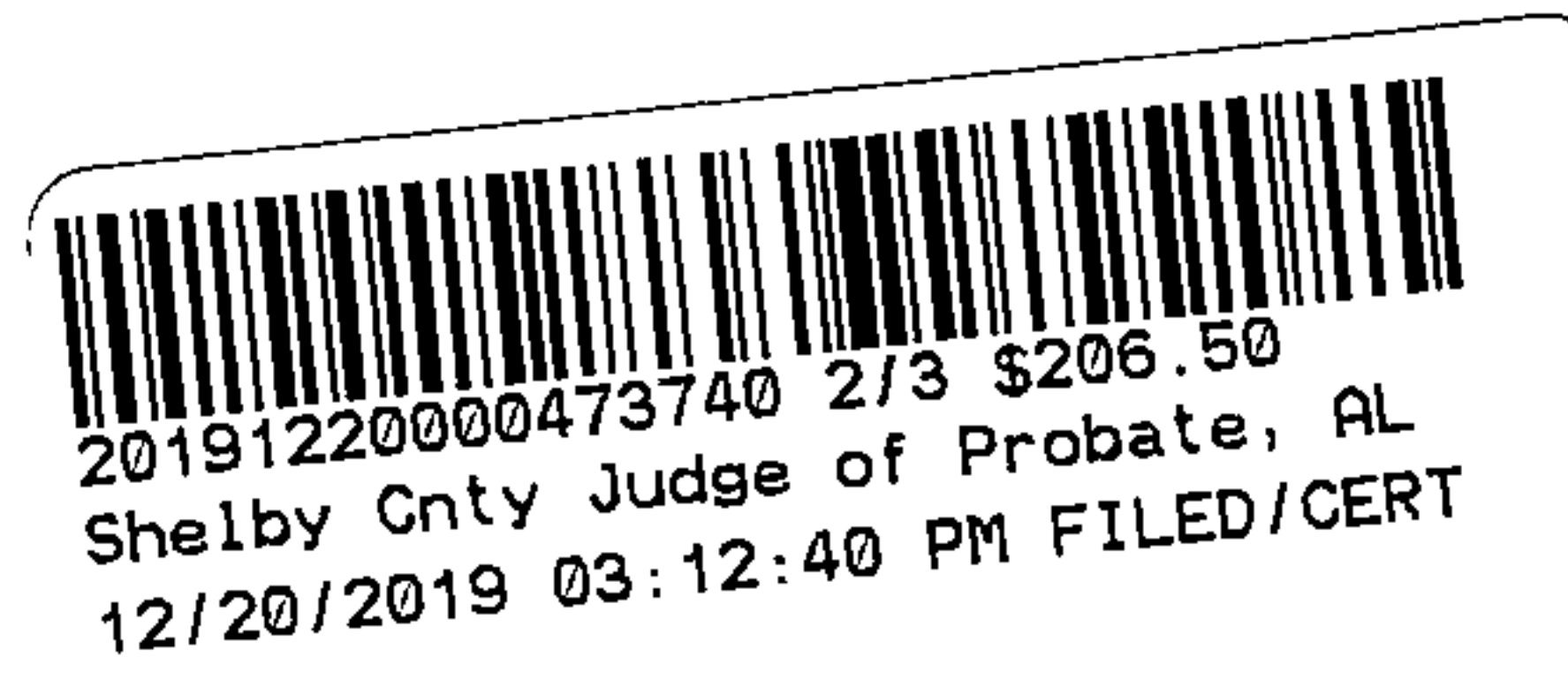
*Maleah Barton*  
Notary Public  
My Commission Expires:

Shelby County, AL 12/20/2019  
State of Alabama  
Deed Tax: \$178.50

  
20191220000473740 1/3 \$206.50  
Shelby Cnty Judge of Probate, AL  
12/20/2019 03:12:40 PM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
Jason C. Overton, Attorney  
**The Harris Firm L.L.C.**  
4000 Eagle Point Corporate Drive  
Birmingham, AL 35242  
www.theharrisfirmllc.com  
jasonoverton@theharrisfirmllc.com

SEND TAX NOTICE TO:  
Jeremy David Elkourie  
5108 Old Mill Court  
Indian Springs Village, AL 35124



**Real Estate Sales Validation Form**

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

Grantor's Name Ekaterina Sergeyevna Elkourie  
Mailing Address 5108 Old Mill Court  
Indian Springs Village, AL  
35124

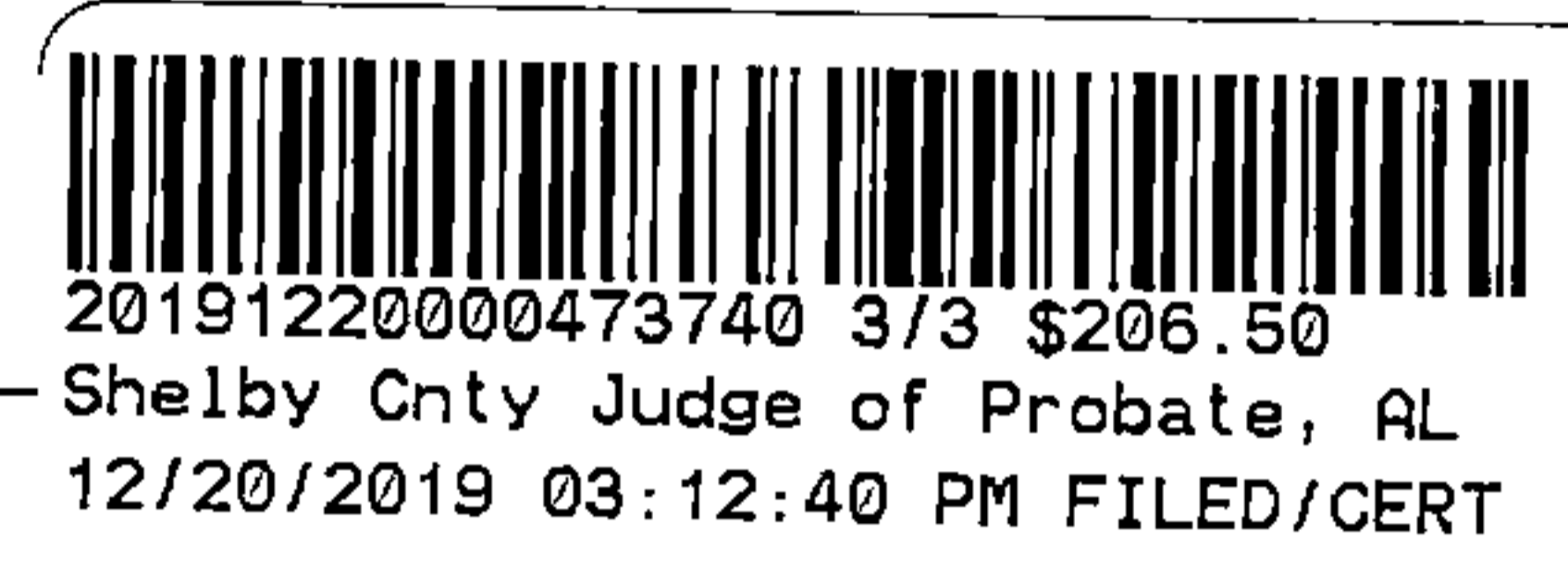
Grantee's Name Jeremy David Elkourie  
Mailing Address 5108 Old Mill Court  
Indian Springs Village, AL35124

Property Address 5108 Old Mill Court  
Indian Springs Village, AL  
35124

Date of Sale 12/10/2019  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 356,060 1/2 178,030

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 Tax Appraisal Amount



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 12/20/19

Print EKATERINA Sergeyevna Elkourie

Unattested  
(Signature)  
(verified by)

Sign (Signature)  
(Grantor/Grantee/Owner/Agent) circle one

Print Form