



This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Phyllis Porter
(Address) 104 Dogwood Dr.
Columbiana, AL 35051

QUITCLAIM DEED

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of One Dollar and .00/100s (\$1.00) DOLLARS in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Roger Porter and wife, Phyllis Porter

Hereby remises, releases, quit claims, and conveys to

Phyllis Porter

(herein referred to as **GRANTEE**), all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 7-A AND 8-A, ACCORING TO THE RESURVEY OF LOTS 1 THROUGH 10 OF FIRST ADDITION TO TRIPLE SPRINGS, SECOND SECTOR, AS SHOWN BY MAP RECORDED IN MAP BOOK 7, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to easements, restrictions and rights of way, reservations, limitations, covenants and encumbrances of record.
Subject to applicable zoning and subdivision regulations.
Subject to mineral and mining rights, if any.

The foregoing conveyance is pursuant to a decree of divorce.
This Deed prepared without benefit of title abstract or examination at grantee's grantors' request.
This deed prepared without benefit of survey at grantee's grantors' request.

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

Given under my hand and seal, this 2nd day of July, 2020.

WITNESSES:

Roger Porter (Seal) Phyllis Porter (Seal)
____ (Seal) _____ (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laune A. Walden, a Notary Public in and for said County, in said State, hereby certify that Roger Porter and Phyllis Porter, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 2nd day of July, 2020.

Laune A. Walden
Notary Public

My Commission Expires:
July 7, 2021

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 Roger Porter + Phyllis Porter
Mailing Address 104 Dogwood Dr.
Columbiana, AL 35051

Grantee's Name Phyllis Porter
Mailing Address 104 Dogwood Dr.
Columbiana, AL
35051

Property Address 104 Dogwood Dr.
Columbiana, AL 35051

Date of Sale
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 245,010.

1/2 Value 122,505.00

Shelby County, AL 07/06/2020
State of Alabama
Deed Tax: \$123.00

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
[X] Other Tax Office

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 7/6/2020

Print

Unattested (verified by)

Sign Phyllis Porter (Grantor/Grantee/Owner/Agent) circle one

Barcode and filing information: 20200706000277470 2/2 \$148.00 Shelby Cnty Judge of Probate, AL 07/06/2020 11:02:19 AM FILED/CERT