

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

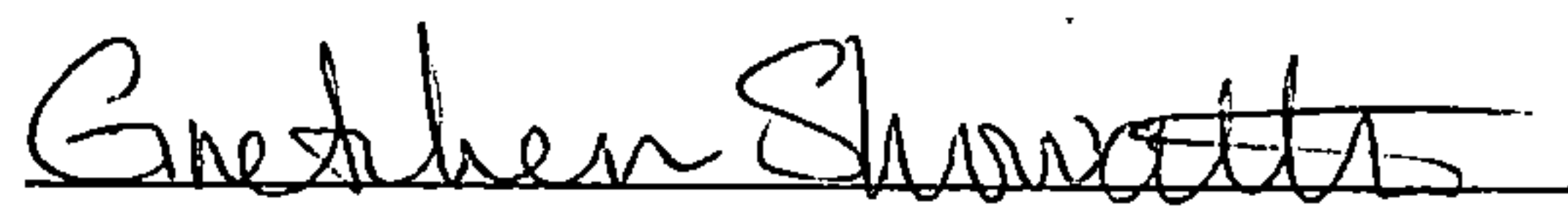
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of and pursuant to the terms of the Agreement in Contemplation of Divorce dated 30 November, 2020, in Shelby County, Alabama Circuit Court case # DL-2020-900730, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Gretchen A. Wolff, the spouse of the Grantee herein**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Jason R. Showalter**, hereinafter known as the **GRANTEE**, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, Phase One, Sector One, Ridgecrest subdivision as subdivision according to a Map or Plat thereof which is on file of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 34, Page 17..

The legal description herein was provided by the GRANTEE and was taken from that certain mortgage dated 20 April, 2006, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 02 day of Dec, 2020.


Gretchen A. Showalter
Grantor



20210108000013750 1/3 \$101.50
Shelby Cnty Judge of Probate, AL
01/08/2021 11:58:06 AM FILED/CERT

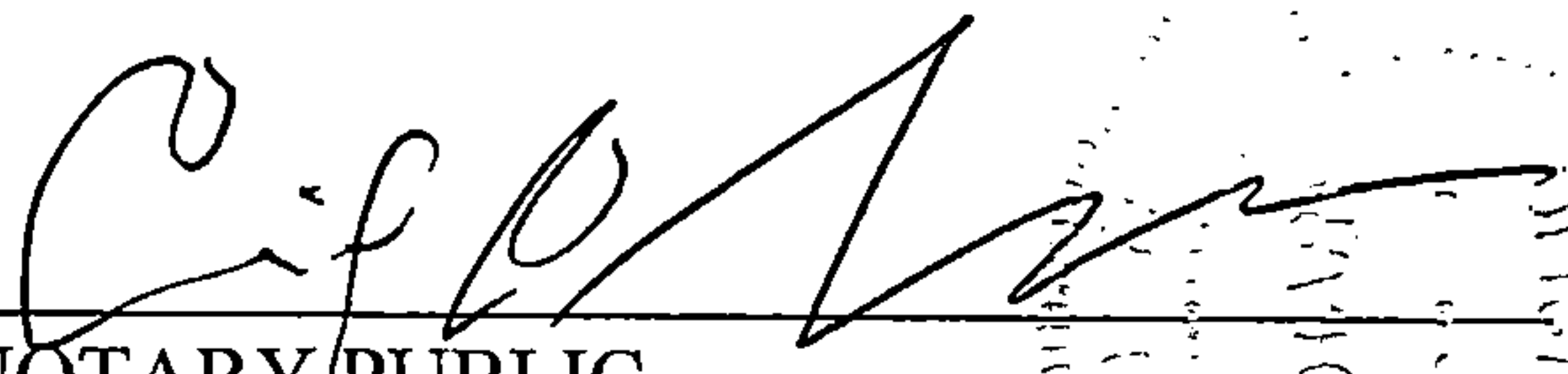
Shelby County, AL 01/08/2021
State of Alabama
Deed Tax: \$73.50

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Gretchen A. Showalter*, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 02 day of Dec., 2020.



NOTARY PUBLIC
My Commission Expires: 28 February, 2024

Closing did not occur in the
office of preparer.



20210108000013750 2/3 \$101.50
Shelby Cnty Judge of Probate, AL
01/08/2021 11:58:06 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 Gretchen Shaulter
Mailing Address 115 Hollow Ct
Calera AL 35040

Grantee's Name Jason Shaulter
Mailing Address 141 Bonnierville Dr.
Calera AL 35040

Property Address 141 Bonnierville Dr.
Calera AL 35040

Date of Sale 11/30/2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 146,500 - 127,250

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 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 11/30/2020

Print Jason R Shaulter

Sign

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20210108000013750 3/3 \$101.50
Shelby Cnty Judge of Probate, AL
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Form RT-1