

SEND TAX NOTICE TO:

Keri E. Stritikus
108 Sunset Trail
Alabaster, AL 35007

This instrument was prepared by:
Wendy Hartley Gregerson, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **James Adam Lowery**, an unmarried man (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to **Keri E. Stritikus**, an unmarried woman (hereinafter called Grantee) all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit: **108 Sunset Trail, Alabaster, AL 35007**.

More particularly described as follows:

Lot 3, According to the Map and Survey of Stage Coach Trace, Sector I, as recorded in Map Book 25 A, B, & C, the Probate Office of Shelby County Alabama.


Subject to all mortgages, liens, taxes, easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record if any; as well as mineral and mining rights, if any.

This instrument prepared without evidence of title condition or survey. There is no representation as to the title or matters which might be revealed by survey, inspection or examination of title by the preparer of this instrument.

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


James Adam Lowery, Grantor

Sworn to and subscribed before me as
being true and accurate on this the
17th day of May 2018.


NOTARY PUBLIC
My Commission Expires: 3/12/22

Real Estate Sales Validation Form

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

Grantor's Name Keri Ethern-Stratton
Mailing Address 108 Sunset Trail
Alabaster, AL 35007

Grantee's Name James Adam Lowry
Mailing Address N/A

Property Address 108 Sunset Trail
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 220,000



20210525000254590 2/2 \$135.00
Shelby Cnty Judge of Probate, AL
05/25/2021 08:12:40 AM FILED/CERT

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 Removing one from title

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 _____

Print Keri Ethern-Stratton

Unattested

Sign

Keri Ethern-Stratton

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Shelby County, AL 05/25/2021
State of Alabama
Deed Tax: \$110.00

Form RT-1