



20220107000009140 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
01/07/2022 12:03:13 PM FILED/CERT

STATE OF ALABAMA)
:
SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of three thousand dollars (\$3,000.00) and good and valuable consideration in hand paid to Kywonda Borden, an unmarried woman, hereinafter referred to as Grantor the receipt whereof is hereby acknowledge, the Grantor hereby RELEASES QUITCLAIMS, GRANTS, SELLS and CONVEYS to Lacrechia McCrimon, a married woman, (hereinafter referred to as Grantee) all of the Grantor Kywonda Borden rights, title and interest and claim in or to the following described real estate, situated in Talladega County Alabama to-wit:

BEG SE COR SW1/4 NW1/4 N210.5'W222.67'(S) S 210' TO S LN 1/4 1/4 E TO POB EXC PUBLIC RD R/W

(Prepared without benefit of title search.)

TO HAVE AND TO HOLD to said Grantee forever. Given under my hand and seal this the 14 day of July, 2021.

Kywonda Borden
GRANTOR

STATE OF ALABAMA)
:
Shelby COUNTY)

ACKNOWLEDGEMENT

I, Emelyn Hale, A notary Public in and for said County, in said State, hereby certify Kywonda Borden whose name is signed to the foregoing conveyance and who is known to me, acknowledge before me this day, that being informed to the contents of this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of July, 2021.

Emelyn Hale
NOTARY PUBLIC
My commission expires: 3/26/22

PREPARED BY
CLARENCE DORTCH, III
Attorney at Law
110 North Street East
Talladega, Alabama 35160



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Real Estate Sales Validation Form

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

Grantor's Names: Kywonda Borden
Mailing Address: 205 Miranda Lane
Sylacauga, AL 35150
Property Address: Twilight Lane
Harpersville, AL 35078

Grantee's Lacrechia McCrimon
Mailing address: 354 Sunset Drive
Harpersville, AL 35078
Date of Sale:
Total Purchase Price: \$3,000.00
Or
Actual Value -
Or
Assessor's Market Value

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 Ad Valorem Tax Assessment

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 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 – date on which interest of the property was conveyed.

Total purchase price – 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 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** Section 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in the 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** Section 40-22-1 (h).

Date: _____

Unattested
(Verified by)

Print: Kywonda Borden
Sign: Kywonda Borden
(Grantor/Grantee/Owner/Agent) Circle one

Form RT-1