

ORDER NO. 68976318-D

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
1027 Meriweather Ct.
Calera, AL 35040-6207

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **CHRISTOPHER J. HAMLIN, an unmarried man and CARLA HAMLIN, an unmarried woman wtta and wife, for and during their joint lives and upon the death of either, then to the survivor of them** in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **CHRISTOPHER J. HAMLIN, a unmarried man**, herein referred to as Grantee, together with every contingent remainder, right of reversion, and right of survivorship, the following described real estate, situated in **Shelb y County, Alabama**, to-wit:

Tax Id Number(s): 28 4 20 0 000 065.000

Land situated in the County of Shelby in the State of AL

LOT 87, ACCORDING TO THE FINAL PLAT OF MERIWEATHER, SECTOR 3, AS RECORDED IN MAP BOOK 26 PAGE 103, IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE DEED: INSTRUMENT NO. 2001-31041

Commonly known as: 1027 Meriweather Ct, Calera, AL 35040-6207

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

Homestead Clause: The above described property is the homestead of the Grantors herein or either one of them.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by the Grantors.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 6 day of Feb, 2021.

GRANTOR:



CHRISTOPHER J. HAMLIN

Witness



PCL

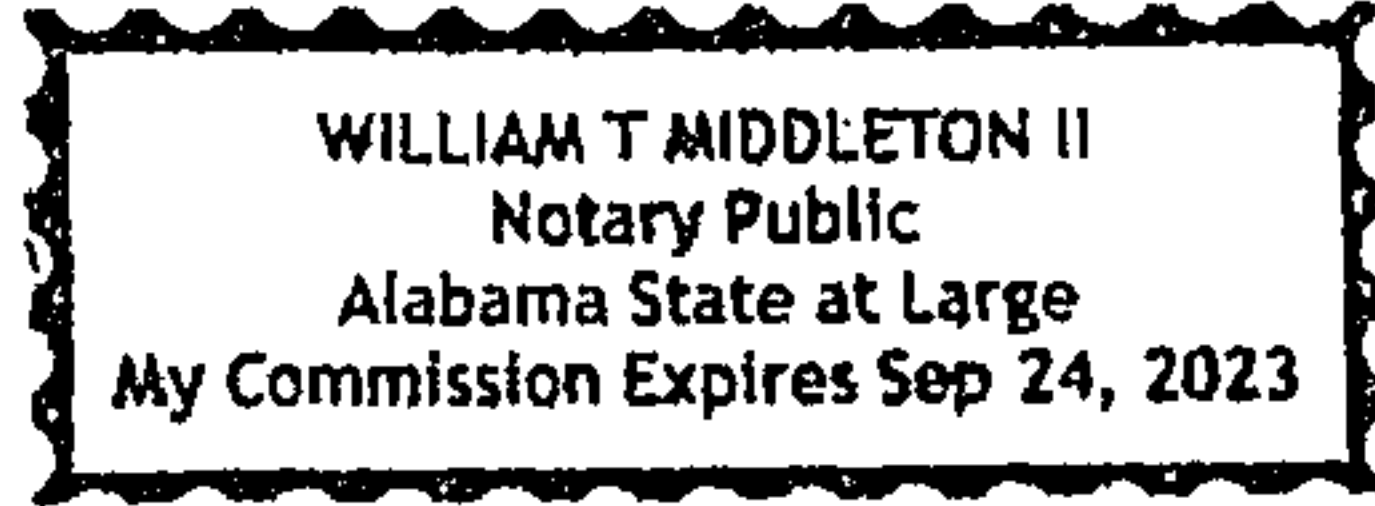
3464124288DQTC99010102

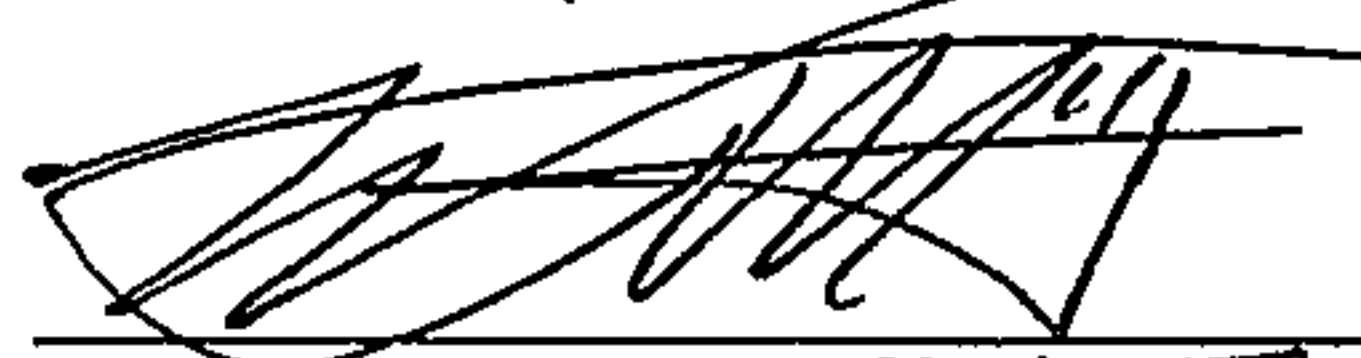
STATE OF ALABAMA)
COUNTY OF shelby)

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that **CHRISTOPHER J. HAMLIN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of February, 2021.

(NOTARY SEAL)




Notary Public William T. Middleton II
My commission expires: 9/24/2021

Witness

CARLA HAMLIN

STATE OF ALABAMA)
COUNTY OF _____)

I, _____, a Notary Public for the State of Alabama, do hereby certify that **CARLA HAMLIN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the _____ day of _____, 2021.

(NOTARY SEAL)

Notary Public
My commission expires: _____

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464

STATE OF ALABAMA)
COUNTY OF _____)

I, _____, a Notary Public for the State of Alabama, do hereby certify that **CHRISTOPHER J. HAMLIN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the _____ day of _____, 2021.

(NOTARY SEAL)

Notary Public
My commission expires: _____

Daniel M. Houle
Witness **DANIEL M. Houle**

Carla Forrest FKA Carla Hamlin
CARLA FORREST FKA CARLA HAMLIN

DMH South Carolina
STATE OF ~~ALABAMA~~)
COUNTY OF Lexington)

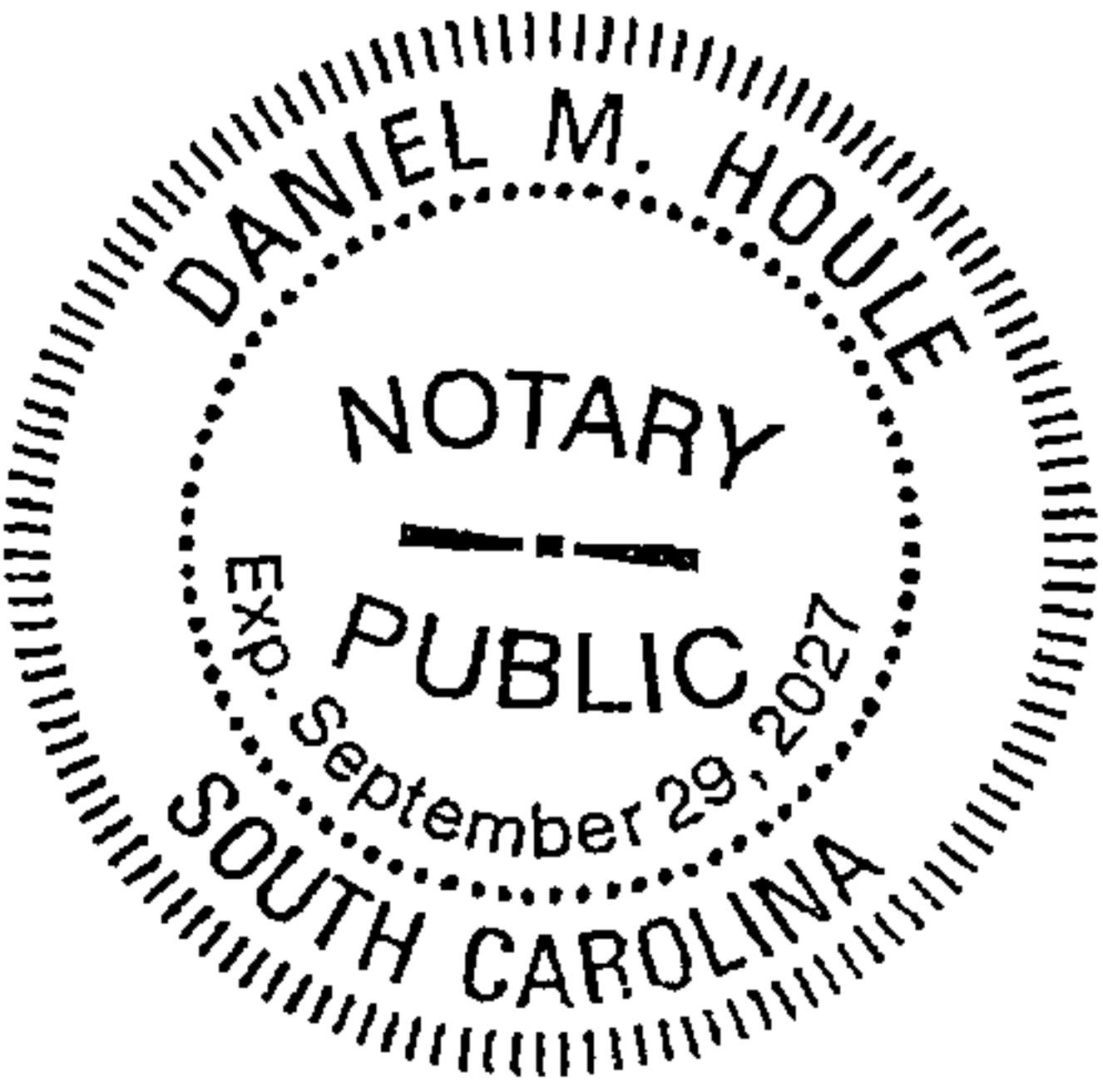
I, **DANIEL M. Houle**, a Notary Public for the State of ~~Alabama~~ *DMH South Carolina*, do hereby certify that **CARLA FORREST FKA CARLA HAMLIN**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of January, 2021.

(NOTARY SEAL)

Daniel M. Houle - DANIEL M. Houle
Notary Public
My commission expires: 09/29/2027

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464



Real Estate Sales Validation Form

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

Grantor's Name CHRISTOPHER J. HAMLIN, and CARLA HAMLIN
Mailing Address 1027 Meriweather Ct.
Calera, AL 35040-6207

Grantee's Name CHRISTOPHER J. HAMLIN
Mailing Address 1027 Meriweather Ct.
Calera, AL 35040-6207

Property Address 1027 Meriweather Ct.
Calera, AL 35040-6207

Date of Sale 12-06-2021
Total Purchase Price \$

or
Actual Value \$

Assessor's Market Value \$ 165,600.00
1/2 Assessor's Market Value = \$82,800.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2022 08:49:41 AM
\$115.00 JOANN
20221007000382730



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

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 2-8-2021

Print Christopher J Hamlin

Unattested

Sign Christopher J Hamlin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one