

QUITCLAIM DEED

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )



20230901000266190 1/2 \$235.00  
Shelby Cnty Judge of Probate, AL  
09/01/2023 01:52:15 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Ten Dollars and 00/100 (\$ 10.00 ) the receipt of sufficiency of which is hereby acknowledged and other good and valuable consideration in hand paid to **Darwin L. Hudson**, hereinafter known as GRANTOR, do hereby grant, convey and quitclaim unto **Phatima M. Hudson**, hereinafter known as the GRANTEE, all of my rights, title and interest in and to the following described real property being situated in Shelby County, Alabama, to wit: (conveyance of said property is so stated in the divorce decree of the parties)

ADDRESS:

**319 Rock Terrace Drive, Helena, AL 35080**

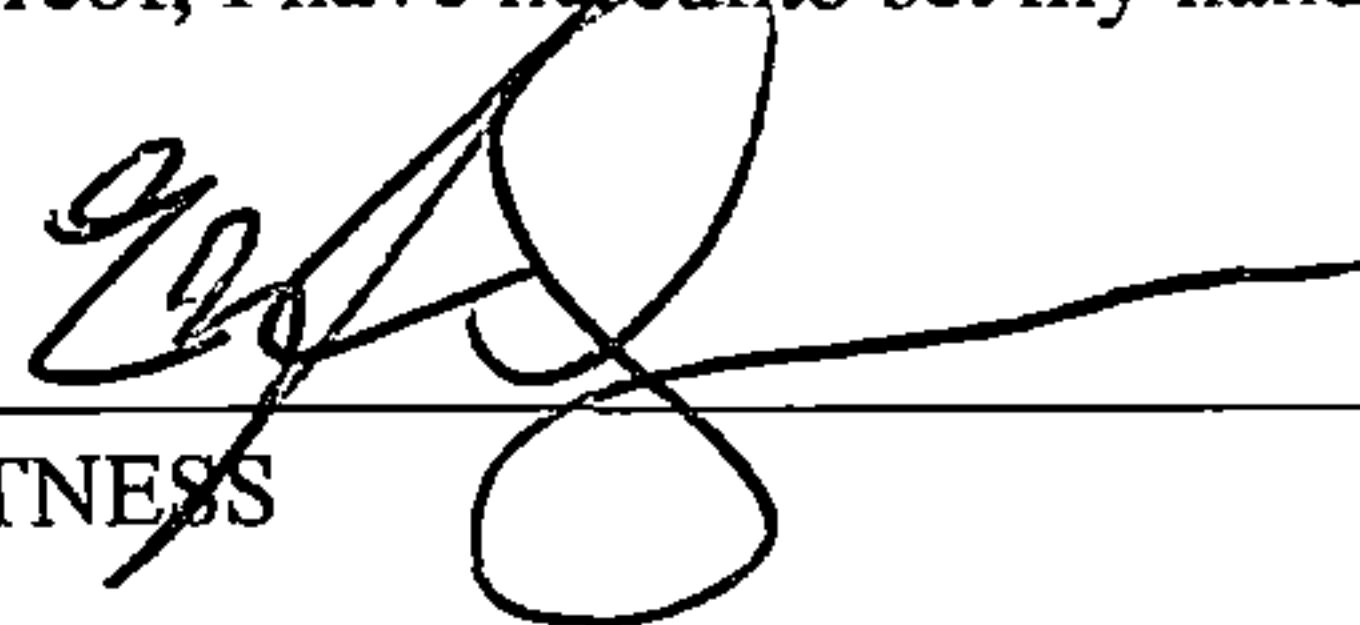
DESCRIPTION:


**Lot 39, Creekview Sector 1, according to the map or plat thereof, recorded in Plat Book 50, Page(s) 100, in the Office of Probate of Shelby County, Alabama**

Mineral and mining rights excepted. Subject to: current taxes, conditions, covenants, easements and restrictions of record.


ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns forever. In witness whereof, I have hereunto set my hand and seal this the 28 day of August, 2023.


  
\_\_\_\_\_  
WITNESS

  
\_\_\_\_\_  
DARWIN L. HUDSON, GRANTOR

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, , the undersigned Notary Public in and for said County in said State, personally appeared and hereby certify that Darwin L. Hudson, whose name is signed to the foregoing conveyance, 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 of office on this the 28 day of August, 2023.

  
\_\_\_\_\_  
Notary Public  
My commission expires:

This Instrument Prepared By:  
Mede & Mede, Attorneys At Law  
2001 Park Place North  
Suite 255  
Birmingham, AL 35203

Shelby County, AL 09/01/2023  
State of Alabama  
Deed Tax: \$210.00

Grantor's Name Darwin L Hudson  
Mailing Address 319 Rock Terrace Dr  
Helena, AL 35080

Grantee's Name Phatima M. Hudson  
Mailing Address 319 Rock Terrace Dr  
Helena, AL 35080

Property Address 319 Rock Terrace Dr  
Helena, AL 35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ ~~210,000~~ <sup>210,000</sup>  
or  
Assessor's Market Value \$  $\frac{420,000}{2} = 210,000$   
<sub>value</sub>

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 Assessor Value 1/2 of 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 9/1/2023

Print Lorita B Walker-Medbo

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

