

This instrument was prepared by:  
Lisa L. Woods, Esq.  
1746 Oxmoor Road  
Birmingham, AL 35209

Send Tax Notice To:  
Brion W. Greer  
at: 253 Old Cahaba Trail  
Helena, Alabama 35080

**QUIT CLAIM DEED**

STATE OF ALABAMA )  
SHELBY COUNTY )

*\$ 93,600*

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, the undersigned TONI E. GREER, hereinafter called Grantor, an unmarried woman, formerly married to BRION W. GREER, hereby remises, releases, quit claims, grants, sells, and conveys to BRION W. GREER, hereinafter called Grantee, **ALL** of her right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 121 according to the Map and Survey of Old Cahaba Winter Crest Sector, Phase Two as recorded in Map Book 27, Page 1, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

**THIS DEED** was prepared **without** benefit of a title binder or any other title information. The legal description was furnished by the GRANTEE, **BRION W. GREER**. This deed is given in conformity with that certain Final Judgment of Divorce rendered in Case No. DR 12 900041, in the Circuit Court of SHELBY County, Alabama.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 17 day of August,  
2012.

*Toni E. Greer*

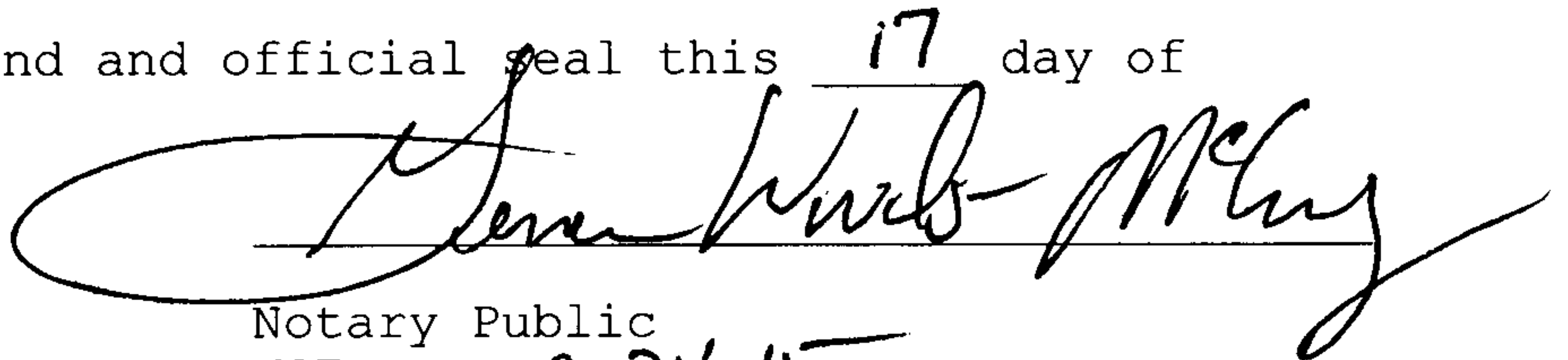
TONI E. GREER  
an unmarried woman, formerly married  
to Brion W. Greer

Quit Claim Deed  
From Toni E. Greer to Brion W. Greer  
Page Two of Two Pages


STATE OF ALABAMA )  
\_\_\_\_\_) COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Toni E. Greer, a single woman formerly married to Brion W. Greer, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being fully informed of 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 17 day of August, 2012.

  
Notary Public  
MCE: 2-24-15

SEAL:

  
20121105000424140 2/3 \$112.00  
Shelby Cnty Judge of Probate, AL  
11/05/2012 12:58:09 PM 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 Fred E. Greer  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Brian W. Greer  
Mailing Address 253 Old Cahaba Trail  
Helena, AL  
35080

Property Address 253 Old Cahaba Tr.  
Helena  
AL  
35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 172,300  
or  
Assessor's Market Value \$ \_\_\_\_\_

*1/2 Value used for just 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

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 \_\_\_\_\_

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

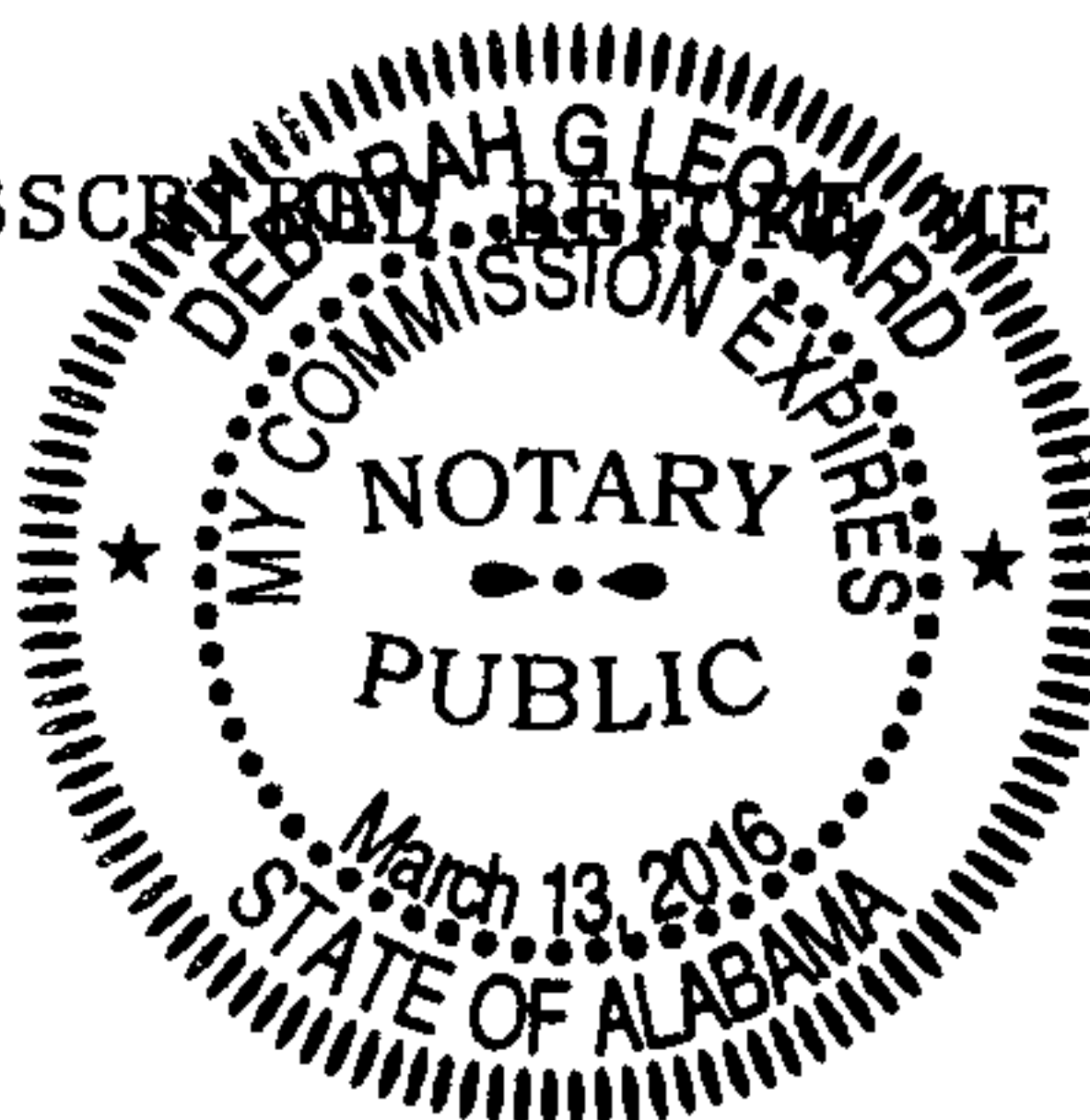
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

STATE OF ALABAMA

SHELBY COUNTY

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 3 DAY OF October, 2012.



*[Signature]*

NOTARY PUBLIC



20121105000424140 3/3 \$112.00  
Shelby Cnty Judge of Probate, AL  
11/05/2012 12:58:09 PM FILED/CERT