

This instrument prepared by:
R. Timothy Estes, Esq.
Estes, Sanders & Williams, LLC
4501 Pine Tree Circle
Vestavia Hills, AL 35243

Send Tax Notice to:
Shawna G. Ellis
210 Park Forest Terrace
Alabaster, AL 35007

Quitclaim Deed

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS That in consideration of **Seventy-Five Thousand and 00/100 Dollars (\$75,000.00)** and other good and valuable consideration in hand paid to the undersigned Grantor **Daniel J. Ellis, an unmarried man** paid by the Grantee **Shawna G. Ellis**, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, convey and quitclaim unto Grantee, all his rights, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Survey of Park Forest Subdivision Third Sector, as recorded in Map Book 16, Page 101, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISIONS, COVENANTS, TERMS, CONDITIONS AND BUILDING SET-BACK LINES OF RECORD.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, the said Grantor, has hereunto set his hand and seal on this 20th day of February, 2013.


Daniel J. Ellis

STATE OF ALABAMA }

COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Daniel J. Ellis**, 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 the conveyance he executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this **20th** day of February, 2013.




Notary Public

My Commission Expires: **7/11/15**

Shelby County, AL 03/06/2013
State of Alabama
Deed Tax: \$75.00


20130306000092210 1/2 \$90.00
Shelby Cnty Judge of Probate, AL
03/06/2013 09:57:16 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name: Daniel J. Ellis

Grantee's Name: Shawna G. Ellis

Mailing Address: _____

Mailing Address: 210 Park Forest Terrace
Alabaster, AL 35007

Property Address: 210 Park Forest Terrace
Alabaster, AL 35007

Date of Sale: 2/20/13

Total Purchase Price: \$ _____

OR Actual Value: \$ _____

OR Assessor's Value: \$ 149,800.00

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of 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 is 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 an 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 § 40-22-1 (h).

Date: 2-20-13


Print Name: Shawna G. Ellis

Signature: Shawna G. Ellis

☐ Grantor ☒ Grantee ☐ Owner ☐ Agent

☐ Unattested _____

(Verified by)


20130306000092210 2/2 \$90.00
Shelby Cnty Judge of Probate, AL
03/06/2013 09:57:16 AM FILED/CERT