

47108
QUITCLAIM DEED

20130423000165120 1/2 \$102.00
Shelby Cnty Judge of Probate, AL
04/23/2013 01:44:50 PM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Hundred Dollars (\$100.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, **Kathryn E. Graham, an unmarried woman**, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Kathryn E. Davenport, an unmarried woman**, (herein referred to as GRANTEE) all her right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA:
LOT 20, ACCORDING TO THE SURVEY OF KINGWOOD TOWNHOMES, PHASE THREE, AS
RECORDED IN MAP BOOK 20, PAGE 91, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.**

Parcel ID(s): 13-7-26-1-001-008.068

Property address: 1641 King James Drive, Alabaster, AL 35007

The above described property is the same property conveyed in Instrument 20070216000071800, said Probate Office. The Grantor is one and the same as the grantee in said deed.

This conveyance is also made pursuant to a Divorce decree which is filed in the Circuit Court of Lee County in Case# DR-2012-900744.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

This document was prepared by Battaglia Law Office, LLC as Scrivener only. Battaglia Law Office, LLC makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

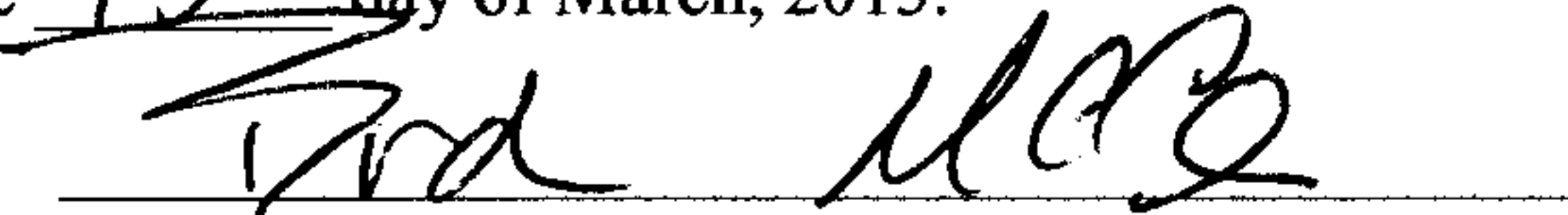
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15 day of March, 2013.


Kathryn E. Graham n/k/a Kathryn E. Davenport

STATE OF AL)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Kathryn E. Graham k/n/a Kathryn E. Davenport**, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of March, 2013.

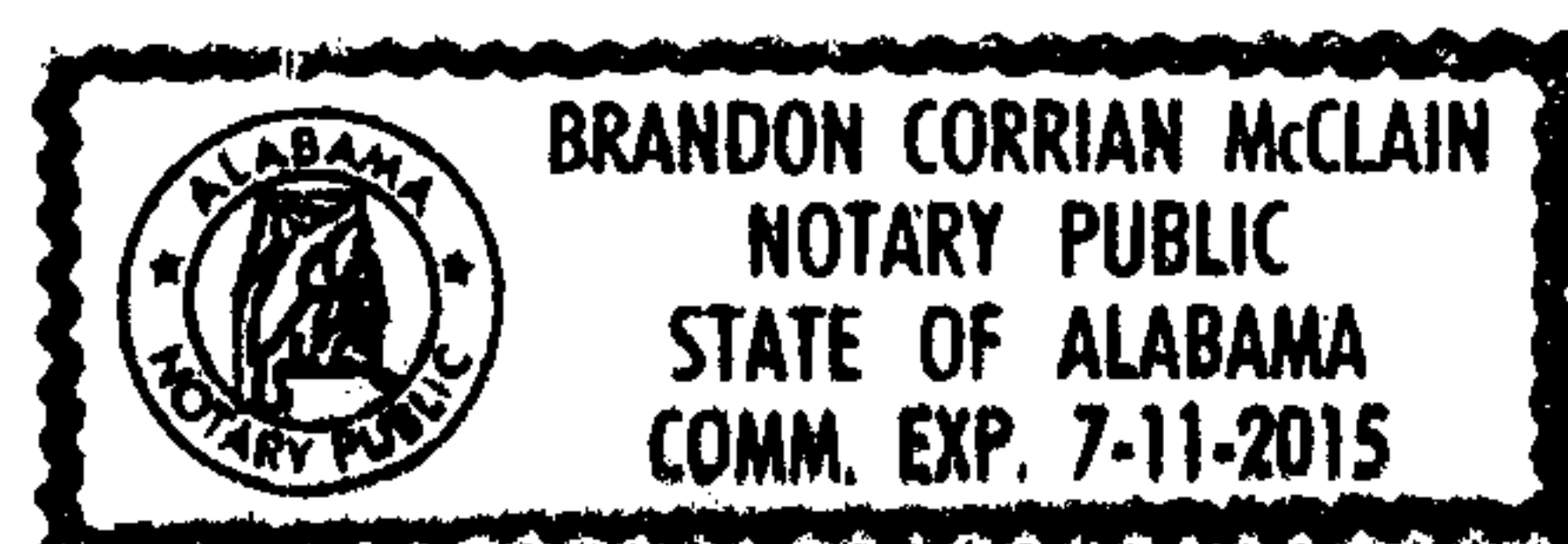

NOTARY PUBLIC
My Commission Expires: 7-11-15

THIS INSTRUMENT PREPARED BY:

April Smith
Battaglia Law Office
7088 Sydney Curve
Montgomery, Alabama 36117

AFTER RECORDING RETURN TO:

United Lender Services, Corp.
1000 Commerce Drive, Suite 110 Park Place One
Pittsburgh, PA 15275 File No. 47108



Shelby County, AL 04/23/2013
State of Alabama
Deed Tax: \$87.00



20130423000165120 2/2 \$102.00
Shelby Cnty Judge of Probate, AL
04/23/2013 01:44:50 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 Kathryn E Graham
Mailing Address 1141 King James Dr
Alabaster AL 35007

Grantee's Name Kathryn E Davenport
Mailing Address 1141 King James Dr
Alabaster AL 35007

Property Address 1141 King James
Dr
Alabaster AL 35007

Date of Sale 3/15/13
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 86,700.00

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 Refi, Quit Claim Deed

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 3/15/13

Print Kathryn E. Davenport

Unattested [Signature]
(verified by)

Sign Kathryn E. Davenport
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1