

THIS INSTRUMENT WAS PREPARED BY:
Rod Hines, Attorney
2450 Valleydale Road
Birmingham, Al 35244

SEND TAX NOTICE TO:
Eric Sturtevant
2019 River Birch Way,
Birmingham, Alabama 35242

BIRCH UBT

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar (\$1.00)** and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Laura Blue Tarter, an unmarried woman**, (herein referred to as grantor, whether one or more), do hereby remise, release, quit claim and convey to Eric Sturtevant, **an unmarried man**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 4, according to the survey of Birch Creek Phase 2, as recorded in Map Book 35, Page 88, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes or assessments for the year 2007 and subsequent years not yet due and payable;(2) Mineral and mining rights not owned by the Grantor(3) All easements, restrictions, covenants, and rights of way of record, including but not limited to : (a) Restrictions with easements regarding Alabama Power Company by instrument recorded in Volume 113, page 310 and Volume 158, page 104 in the Probate Office of Shelby County, Alabama; (c) Mineral and mining rights and rights incident thereto recorded in Instrument 20030407000206610, in the Probate Office of Shelby County, Alabama; (d) Agreement as recorded in Instrument 20051215000648950, in the Probate Office of Shelby County, Alabama.

Being the same premises as conveyed in Deed from Lowery Homes, Inc. recorded 11/13/2006 in Document Number 20061113000554440 in said county and state. Subject to all restriction, reservations, rights, easement, rights-of-way, provisions, covenants, terms, conditions and building set back lines of record.

Commonly known as 2019 River Birch Way, Birmingham, AL 35242

The legal description set out herein was furnished to preparer by the grantee herein without the benefit of survey or title search.

Laura Tarter Fuhrman, Laura T. Fuhrman, Laura Tarter Sturtevant, and Laura Blue Tarter are all one and the same person.

initial

Page 1

Shelby County, AL 07/08/2013
State of Alabama
Deed Tax: \$135.50

20130708000275490 1/3 \$153.50
Shelby Cnty Judge of Probate, AL
07/08/2013 12:26:19 PM FILED/CERT

UBT

This deed is executed in accordance to that Final Judgment of Divorce Decree issued on May, 29, 2013, under case number 58-DR-2013-900306.00, in the Circuit Court, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Eric Sturtevant, his heirs and assigns forever.
Given under my hand and seal this 4th day of JUNE, 2013.

Laura Blue Tarter

Laura Blue Tarter (formerly Laura Tarter Sturtevant, Laura Tarter Fuhrman or Laura T. Fuhrman)

STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Laura Blue Tarter, an unmarried woman**, 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 4th day of June, 2013.

My Commission Expires
C:\My Documents\QUIT-CLM.wpd

Rick J. Gregory
Notary Public

MY COMMISSION EXPIRES OCTOBER 22, 2016


20130708000275490 2/3 \$153.50
Shelby Cnty Judge of Probate, AL
07/08/2013 12:26:19 PM FILED/CERT

initial

Page 2

UBI

Real Estate Sales Validation Form

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

Grantor's Name Laura Blue Tarter
Mailing Address 416 Lee Lane
Destin FL 32541

Grantee's Name Eric Sturtevant
Mailing Address 2019 River Birch Way
Birmingham AL 35242

Property Address 2019 River Birch Way
Birmingham AL 35242

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 270,200

$1/2 = 135,100.00$

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

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 7/8/13

Print Eric Sturtevant

☒ Unattested R. Melsen
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

