

This instrument prepared by:
Tara L. Whitaker, Attorney
Whitaker Law Firm, L.L.C.
2100 1st Ave. N., Ste. 300
Birmingham, AL 35242

Send Tax Notice To:
Ayo O. Akinsanya
146 Addison Drive
Calera, AL 35040

QUIT CLAIM DEED

STATE OF ALABAMA)
) KNOWN ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That for and in consideration of the sum of \$ Ten Dollars and Zero Cents and other good and valuable consideration, in hand paid to the undersigned Grantor, Katrina Diane Akinsanya, the receipt whereof is hereby acknowledged, I, Katrina Diane Akinsanya, an unmarried woman, grant, bargain, sell and convey unto Ayo Akinsanya (herein referred to as Grantee), all of the said Grantor's right, title and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 181, according to the Final Plat of Camden Cove West, Sector One as recorded in Map Book 33, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes for the current tax year, if any, and for subsequent tax years not yet due and payable.
2. Restrictions as shown on recorded plat.
3. Easement/right-of-way to Alabama Power Company as recorded in Inst. No. 20080225000075040 and Inst. No. 200040910000506260.
4. Restrictive covenant as recorded in Inst. No. 20050708000342360, Inst. No. 20080402000132950, Inst. No. 20080402000132960, and Inst. No. 20080402000132970.
5. All other easements, restrictions and reservations of record, if any.

This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Jefferson County, Alabama, Civil Action No.: DR-2013-900489.00 and is subject to any and all liens in which the Grantee herein agrees to assume and timely pay.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

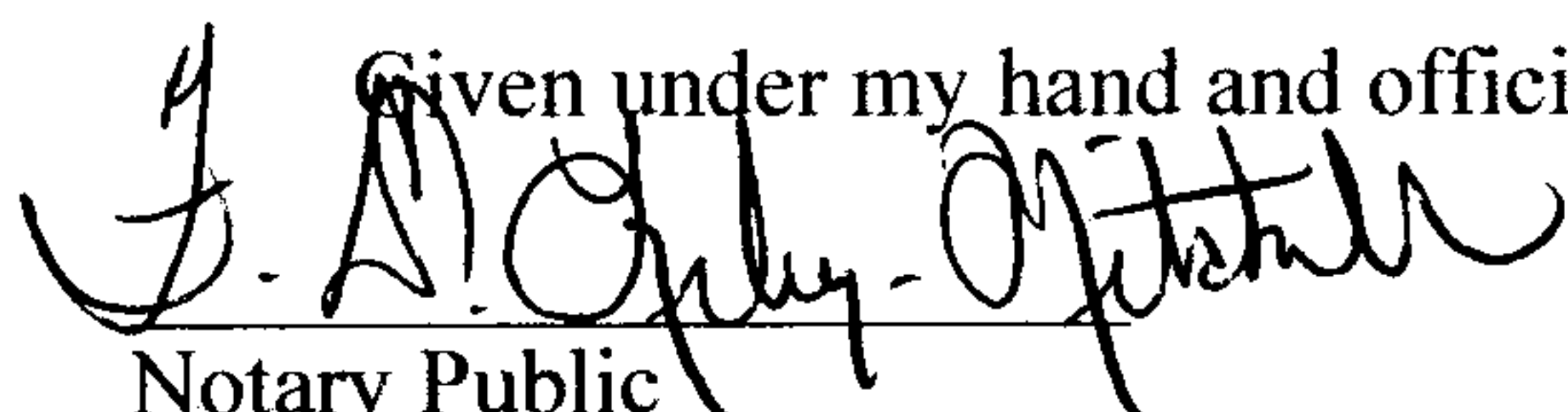
TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand, this 5 day of July, 2013.


KATRINA DIANE AKINSANYA

STATE OF ALABAMA)
)
MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KATRINA DIANE AKINSANYA, 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 5 day of July, 2013.
Notary Public

My commission expires: Feb. 22, 2017


20130802000315300 2/3 \$119.50
Shelby Cnty Judge of Probate, AL
08/02/2013 02:14:25 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 Katina Akinsany
Mailing Address _____

Grantee's Name Ayo Akinsany
Mailing Address 146 ADDISON DRIVE
CALERA, AL
35040

Property Address 146 Addison Dr
Calera, AL
35040

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 198,100

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) Transfer tax due on one half 198,100
1/2 = 99,050.

☐ 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 8/2/13

Print Ayo Akinsany

X Unattested

Karen Nelson

Sign

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



20130802000315300 3/3 \$119.50
Shelby Cnty Judge of Probate, AL
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Form RT-1