

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells, and conveys to **BRIAN J. RITCHEY**, a single man (hereinafter called Grantee), all our right, title, interest, and claim in or to the following described real estate, situated in Meadow Brook, Shelby County, Alabama, to-wit:

Lot 92A, a Resurvey of Lots 42, 70, 91, 92 and 94, Meadow Brook, 2nd Sector, Phase 1, as recorded in Map Book 7, Page 127, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee forever.

IN WITNESS WHEREOF, the said undersigned has hereto set her signature and seal on this the 6th day of September, 2013.


REBEKAH RITCHEY

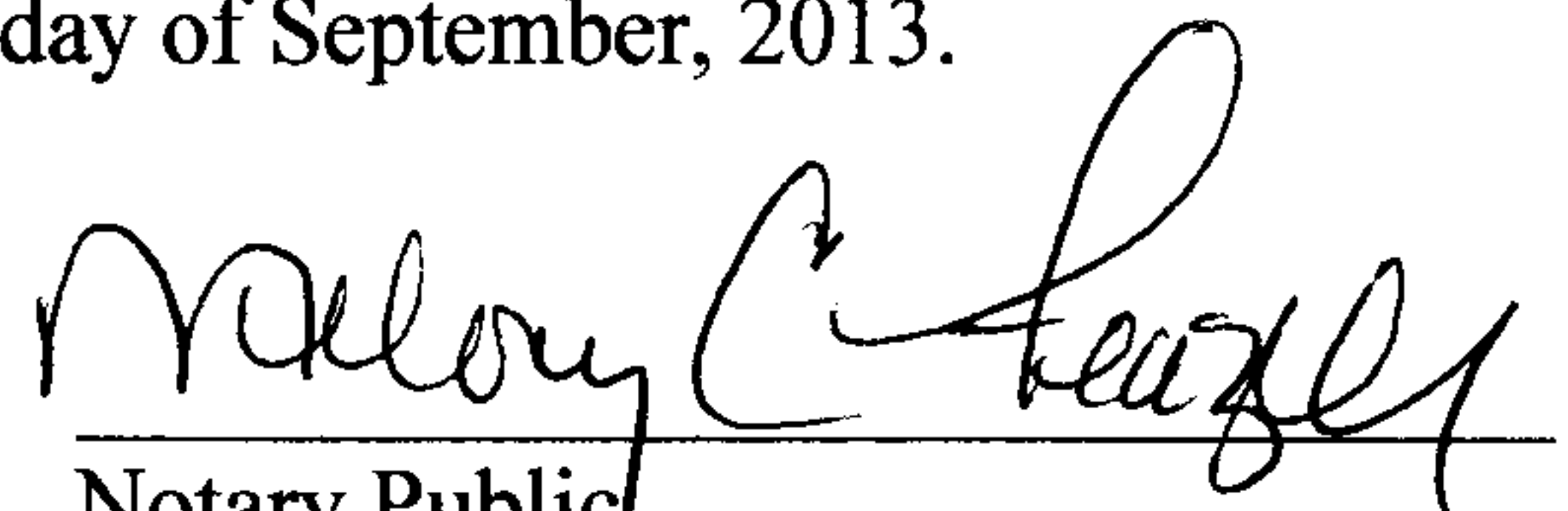
STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **REBEKAH RITCHEY**, 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.

Given under my hand and official seal, this the 6th day of September, 2013.


20130916000374470 1/2 \$158.00
Shelby Cnty Judge of Probate, AL
09/16/2013 01:07:27 PM FILED/CERT


Notary Public
My Commission Expires: _____

Shelby County, AL 09/16/2013
State of Alabama
Deed Tax: \$141.00

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 17, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Real Estate Sales Validation Form

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

Grantor's Name Rebekah Ritchey
Mailing Address 4951 Meadow Brook Rd
Birmingham AL 35242

Grantee's Name Brian J Ritchey
Mailing Address 4951 Meadow Brook Rd
Birmingham AL 35242

Property Address 4951 Meadow Brook Rd
Birmingham AL 35242

Date of Sale 9-6-2013

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 282,000

1/2 value
141,000



20130916000374470 2/2 \$158.00
Shelby Cnty Judge of Probate, AL
09/16/2013 01:07:27 PM FILED/CERT

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 9-16-2013

Print Brian J Ritchey

☒ Unattested

Laura Nelson
(verified by)

Sign

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