

**INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH**

This instrument was prepared by:

**Sandy F. Johnson**

Attorney at Law

3170 Highway 31 South

(205) 445-1619

Pelham, AL 35124

Send Tax Notice to:

(Name) Jonathan Tillitski

(Address) 1340 Caliston Way

Pelham, Alabama 35124

**QUIT CLAIM DEED**

STATE OF ALABAMA

SHELBY COUNTY



20131018000414120 1/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
10/18/2013 08:13:19 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Suzanne R. Tillitski, an unmarried woman**, the “Grantor” herein, in hand paid by **Jonathan Tillitski**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title, interest, and claim in or to the following described real estate, to wit:

**Lot 562, according to the Final Plat of Calison at Ballantrae Phase 2, as recorded in Map Book 35, Page 62, in the Probate Office of Shelby County, Alabama.**

- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

**\*\*Pursuant to Alabama Code Section 40-22-1, no Deed Tax is required for this conveyance, as this instrument is executed for nominal consideration for the purpose of perfecting the title to real estate by conveying same as directed within the Final Judgment of Divorce, Shelby County, Alabama Case No., DR-2011-900393.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Jonathan Tillitski, and Grantee's heirs and assigns forever.

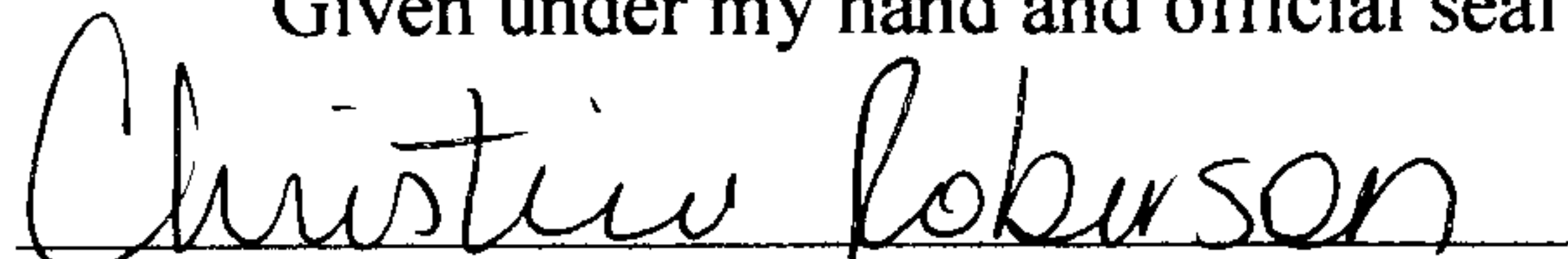
Given under my hand and seal this 10 day of October, 2013.

  
Suzanne R. Tillitski

STATE OF Alabama  
Cullman COUNTY)


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Suzanne R. Tillitski, who 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 that same bears date.

Given under my hand and official seal on the 10<sup>th</sup> day of October, 2013.



Notary Public

Commission Expires: 6-11-14

  
20131018000414120 2/3 \$20.00  
Shelby Cnty Judge of Probate, AL  
10/18/2013 08:13:19 AM 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 Suzanne B. Tillitski  
Mailing Address 55 Co Rd 142  
Crawe Hill, AL 35053

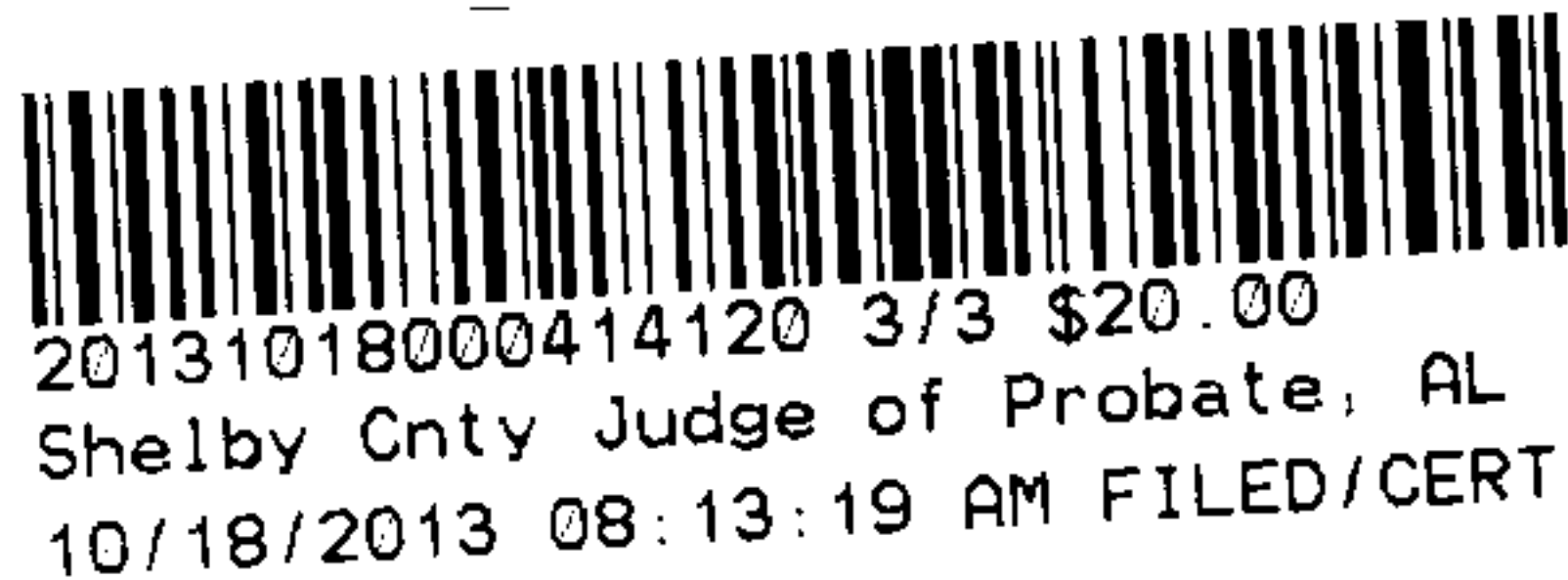
Grantee's Name Jonathan Tillitski  
Mailing Address 1340 Caliston Way  
Pelham, AL 35124

Property Address 1340 Caliston Way  
Pelham, AL 35124

Date of Sale 10/10/13  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ Exempt



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 10/10/13

Print Sandy F. Johnson

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one