


STATE OF ALABAMA)
SHELBY COUNTY)


20140508000139350 1/2 \$72.00
Shelby Cnty Judge of Probate, AL
05/08/2014 03:01:12 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Fifty-Five Thousand and 00/100 (\$55,000.00) and other good and valuable consideration, the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, the undersigned, **DAWN MARIE STEVENS GREENE**, (hereinafter referred to as Grantor), who is currently single and no longer married to **MICHAEL ALLEN GREENE**, do hereby release, quitclaim, grant, sell and convey to **MICHAEL ALLEN GREENE**, (who is single and no longer married to **DAWN MARIE STEVENS GREENE**, hereinafter referred to as Grantee), all their right, title, interest, and claim in or to the following described real estate, and improvements, located at 161 Baron Drive, Chelsea, AL 35043 situated in Shelby County, Alabama, PARCEL ID: 15-5-16-0-000-004.030 to-wit:

**ROYAL FOREST 2ND SECTOR
P LOT: 23 P BLK:000
S LOT: S BLK:000
MAP BOOK: 21 MAP PAGE 128**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s) this 28th day of March, 2014. Dawn Marie Stevens Greene Michael Allen Greene

Dawn Marie Stevens Greene

Michael Allen Greene

STATE OF ALABAMA *
SHELBY COUNTY *

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that **DAWN MARIE STEVENS GREENE** and **MICHAEL ALLEN GREENE** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of March, 2014.

Dyan Kendall Morrow
Notary Public
My Commission Expires: 12-17-17

THIS INSTRUMENT PREPARED BY:
Steven A. Harris, Attorney
The Harris Firm L.L.C.
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

SEND TAX NOTICE TO:
Michael Allen Greene
161 Baron Drive
Chelsea, AL 35043

Shelby County, AL 05/08/2014
State of Alabama
Deed Tax: \$55.00

Real Estate Sales Validation Form

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

Grantor's Name Marie Stevens Greene
Mailing Address 161 Baron Dr
Chelsea AL
35043

Grantee's Name Michael Allen Greene
Mailing Address 161 Baron Drive
Chelsea AL
35043

Property Address 161 Baron Drive
Chelsea AL
35043

Date of Sale 3-28-14
Total Purchase Price \$ 55,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 ☐ Appraisal
☐ Sales Contract ☒ Other
☐ Closing Statement

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 3-28-14

Print Heather Nelson

☐ Unattested _____
(verified by)

Sign Heather Nelson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28 DAY OF March, 2014.

Notary Public



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