


This instrument was prepared by:
Gilbert M. Sullivan, Jr.
Gilbert M. Sullivan, Jr. PC
2100 C Rocky Ridge Road
Birmingham, Alabama 35216
(205) 979-6260

SEND TAX NOTICE TO:

David D. Grubic
7007 Eagle Valley Way
Birmingham, AL 35242


20140709000206930 1/2 \$343.00
Shelby Cnty Judge of Probate, AL
07/09/2014 08:08:13 AM FILED/CERT

QUITCLAIM DEED

\$ 325,800

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **\$20,000.00 (Twenty Thousand and no/100 dollars)** and other valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **LISA M. GRUBIC**, pursuant to that certain divorce agreement and decree previously entered into between the Grantor and the Grantee in Elmore County Circuit Court, Case Number CID 3246, (herein referred to as "Grantor," whether one or more), hereby remise, convey and forever QUITCLAIM unto **DAVID D. GRUBIC** (herein referred to as "Grantee," whether one or more), all of her rights, title and interests in the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 1526, according to the Survey of Eagle Point – 15th Sector, as recorded in Map Book 26 page 35 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama, mineral and mining rights excepted.

Subject to existing easements, restrictions, permits, mortgages, set-back lines, rights of ways or limitations, if any, of record.

Subject to unpaid ad valorem taxes for the current tax year

Shelby County, AL 07/09/2014
State of Alabama
Deed Tax: \$326.00

This property is the homestead of DAVID D. GRUBIC.

PARCEL ID NUMBER: 09-3-07-0-002-002.156

THE PREPARER OF THIS DOCUMENT HAS NOT EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD the described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right or title to the premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20th day of June, 2014.

 (SEAL)
LISA M. GRUBIC

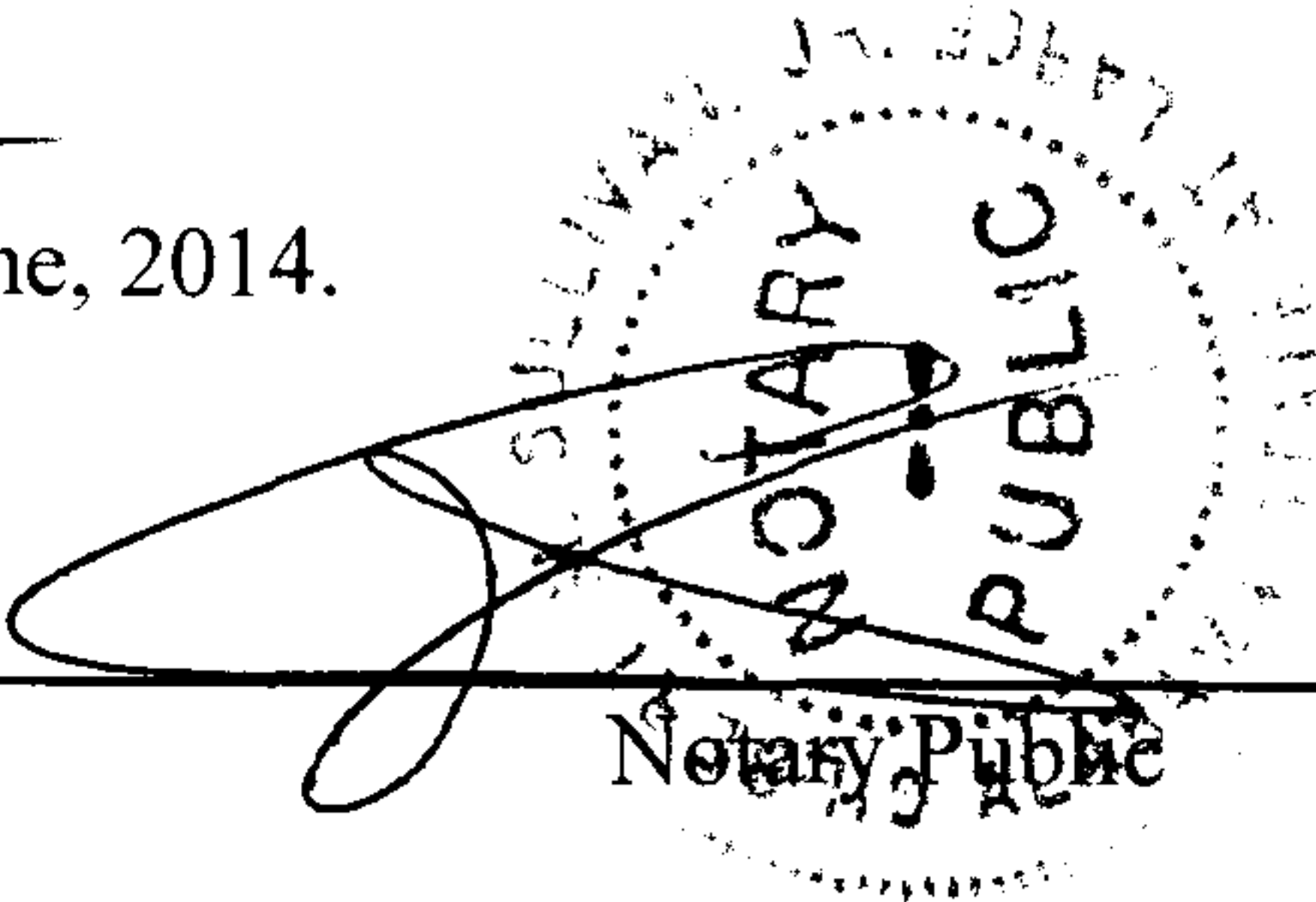
STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **LISA M. GRUBIC**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 20th day of June, 2014.

GILBERT M. SULLIVAN, JR.
Notary Pub
State of Alabama
MY COMMISSION EXPIRES: JAN 25, 2017


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name LISA M. GRUBIC
Mailing Address 7007 EAGLE VALLEY WAY
BIRMINGHAM, AL 35243

Grantee's Name DAVID D. GRUBIC
Mailing Address 7007 EAGLE VALLEY WAY
BIRMINGHAM, AL 35243

Property Address 7007 EAGLE VALLEY WAY
BIRMINGHAM, AL 35243

Date of Sale 6/20/14
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 325,800



20140709000206930 2/2 \$343.00
Shelby Cnty Judge of Probate, AL
07/09/2014 08:08:13 AM 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 SHELBY COUNTY'S TAX ASSESSMENT VALUE

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 6/20/14

Print LISA M. GRUBIC

Unattested _____
(verified by)

Sign Lisa M. Grubic
(Grantor) Grantee/Owner/Agent) circle one