

Shelby County, AL 02/11/2015
State of Alabama
Deed Tax: \$83.00



20150211000044260 1/3 \$103.00
Shelby Cnty Judge of Probate, AL
02/11/2015 11:10:40 AM FILED/CERT

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 12 day of January , 2015 , by the grantor,

Keith Roland, a single man

1608 Crossing Drive

Lithia Springs, GA 30122

Douglas County

to the grantee,

Denise Harris, a single woman

204 Stonecreek Way

Helena, AL 35080

Shelby County

WITNESSETH, that the said grantor, for \$82,900

Eight -two thousand and nine hundred dollars

the receipt of which is hereby acknowledged, remises, releases, quitclaims, and conveys to the grantee the grantor's interest in all that real property located in Shelby County, Alabama, more particularly described as:

Lot#:1511 Book:33 Pg:131 Sub:OLD CAHABA IV 2ND ADDITION PHASE III

Commonly known as: 204 Stonecreek Way, Helena, AL 35080

Parcel ID: 13-4-20-4-005-011.000

Source of title:

Lot 1511 ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE THREE, AS RECORDED IN MAP BOOK 33 AT PAGE 131 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the same unto the said grantee and the grantee's heirs and assigns forever.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

[Signature]
Signature
KEITH ROLAND
Print name
Grantor
Capacity

[Signature]
Signature
Denise Harris
Print name
Grantee
Capacity

Signature

Print name

Capacity

Signature

Print name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

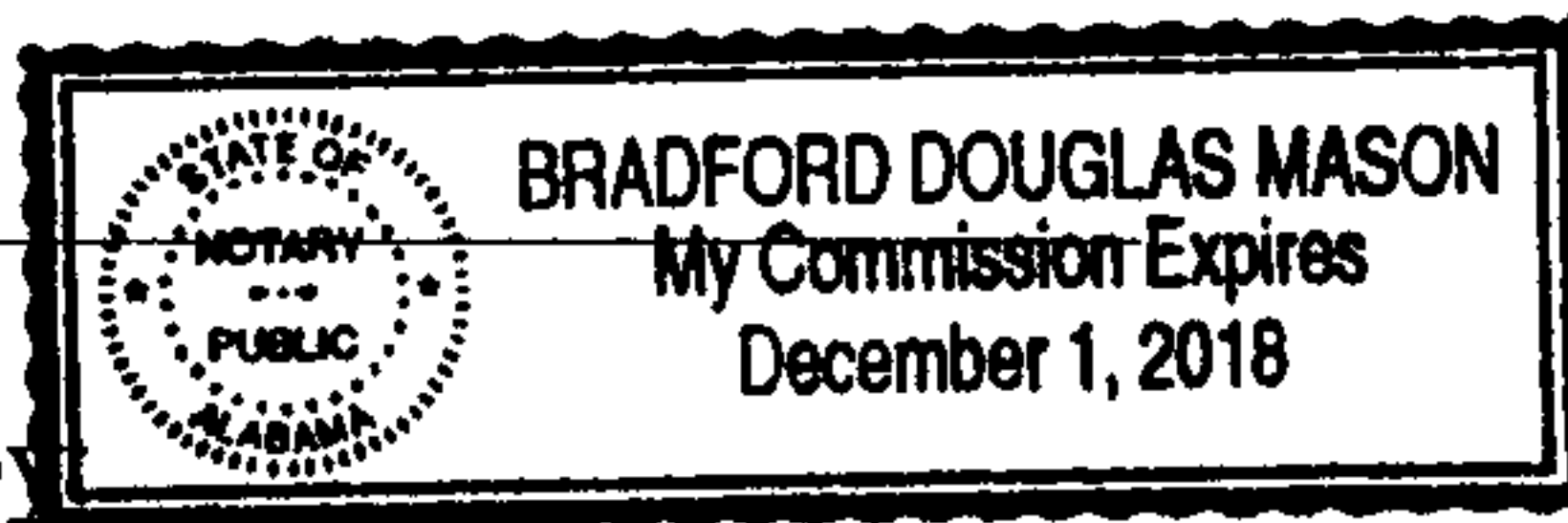
STATE OF Alabama)
COUNTY OF Shelby)

I, Bradford Douglas Mason, a notary public, hereby certify that
Keith Roland & Denise Harris
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, he executed the
same voluntarily on the day the same bears date.

Given under my hand this 9th day of February, A. D. 2015.

[Signature]
Notary Public
Bradford Douglas Mason
Print name

My commission expires:



This document prepared by

Denise Harris
204 Stonecreek Way
Helena, AL 35080
(205) 222-0224

After recording, please return to:

Denise Harris
204 Stonecreek Way
Helena, AL 35080
(205) 222-0224



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Real Estate Sales Validation Form

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

Grantor's Name Keith Roland
Mailing Address 608 Crossing Drive
Lithia Springs, GA 30122

Grantee's Name Denise Harris
Mailing Address 204 Stonecreek Way
Helena, AL 35080

Property Address 204 Stonecreek Way
Helena, AL 35080

Date of Sale January 12, 2015
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 165,800



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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 Assessor's current market value

Transfer tax due on one-half: (\$82,900)

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 1/12/2015

Print Denise Harris

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1