

QUITCLAIM DEED

20150323000089820 1/2 \$82.00
Shelby Cnty Judge of Probate, AL
03/23/2015 11:31:10 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged I, **Belva W. Morse, a single woman**, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Brenda Eriksson, a single woman, and Kathie Hope, a married woman**, (herein referred to as GRANTEES) all her right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 20, according to the Survey of Monte Bello, as recorded in Map Book 6, Page 23, in the Probate Office of Shelby County, Alabama.

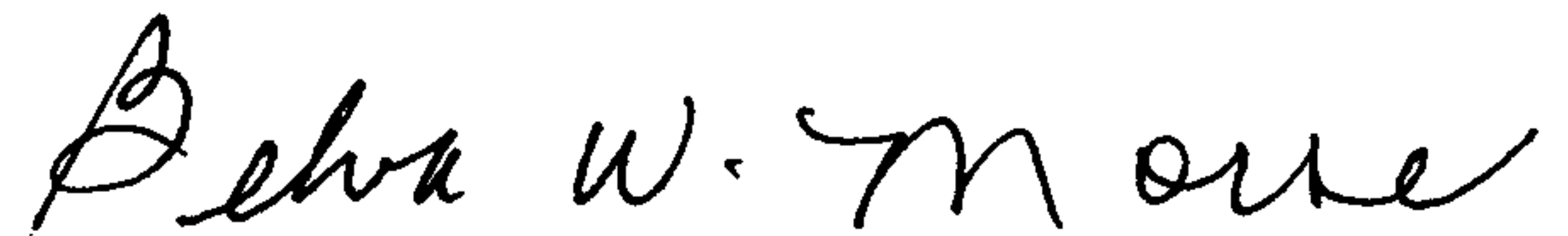
The property address of the above described property for ad valorem tax purposes is 20 Monte Bello Lane, Montevallo, AL 35115.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

This document was prepared by Rick Battaglia as Scrivener only. Rick Battaglia makes no representation as to the sufficiency or status of title for the above described property.

TO HAVE AND TO HOLD to the said GRANTEES forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19 day of March, 2015.

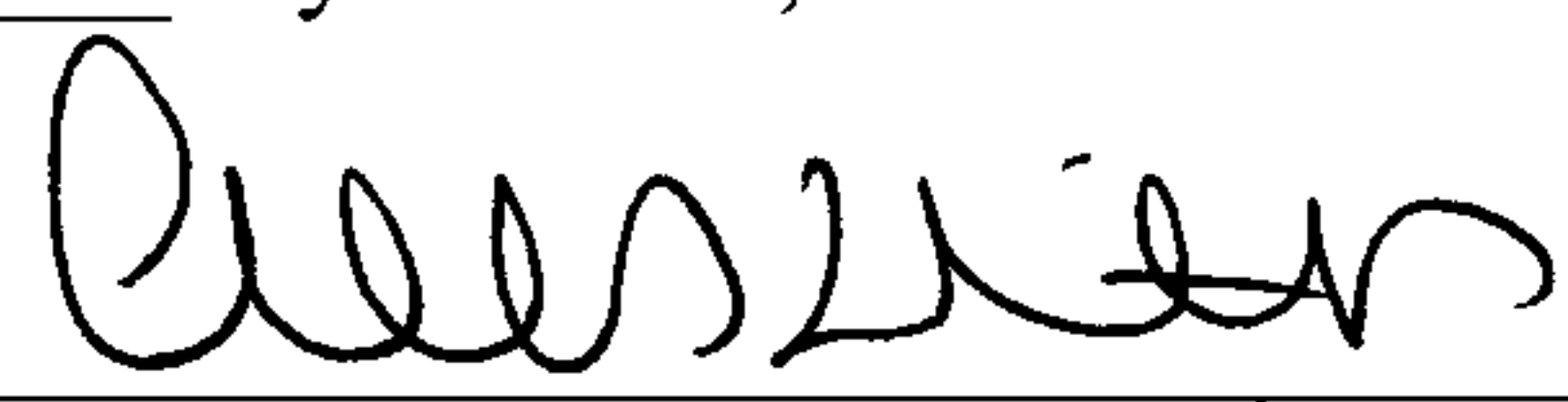

Belva W. Morse

Shelby County, AL 03/23/2015
State of Alabama
Deed Tax: \$65.00

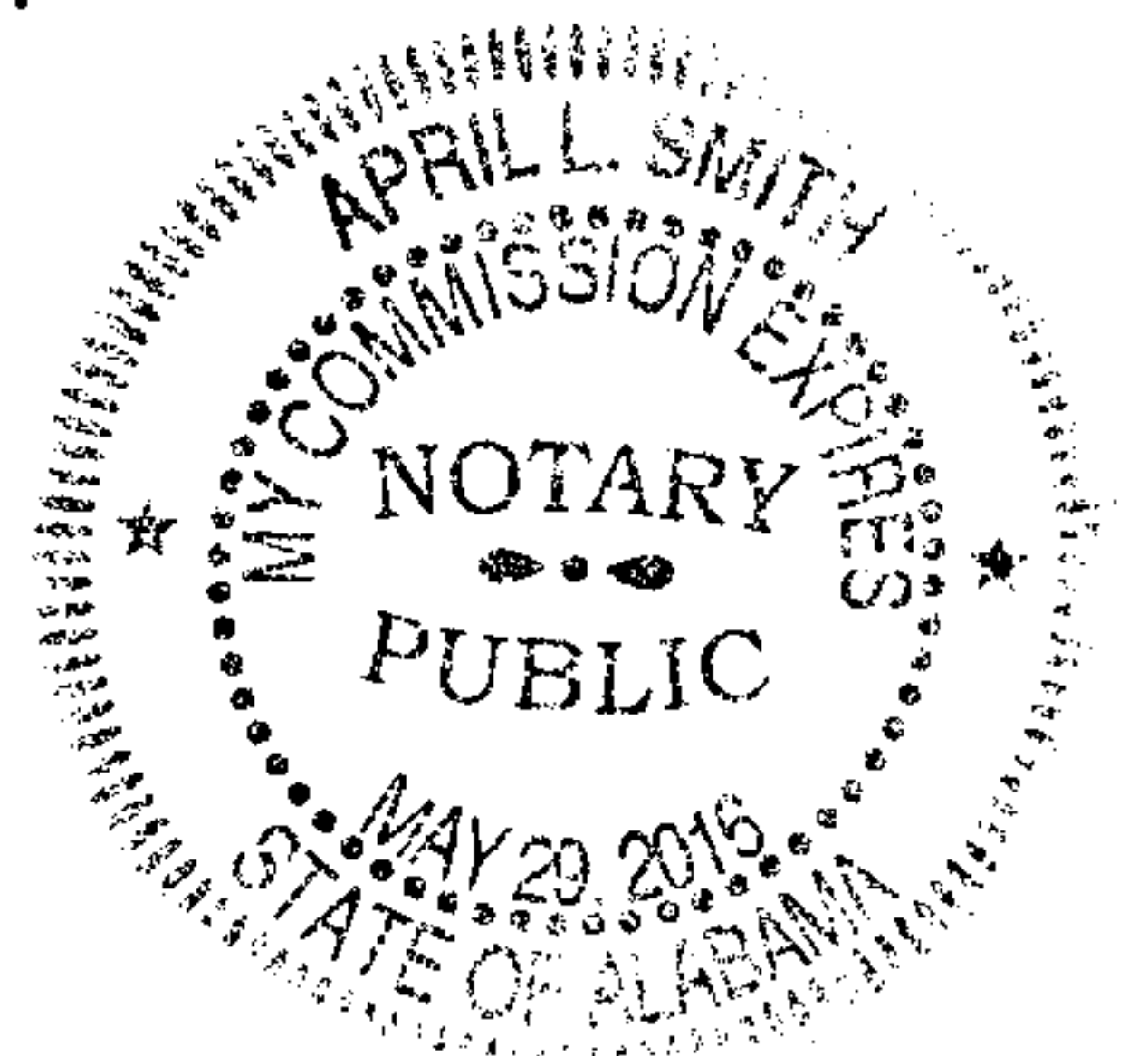
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Belva W. Morse**, 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 on the day the same bears date.

Given under my hand and official seal this the 19 day of March, 2015.


NOTARY PUBLIC
My Commission Expires: 5/29/2016

THIS INSTRUMENT PREPARED BY:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244
Rick Battaglia, Attorney



Real Estate Sales Validation Form

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

Grantor's Name Belva W Morse
Mailing Address 20 Monte Bello Ln
Montevallo AL
35115

Grantee's Name Brenda Eriksson
Mailing Address Kathie Hope
303 Dale Drive
Cleahster AL 35057

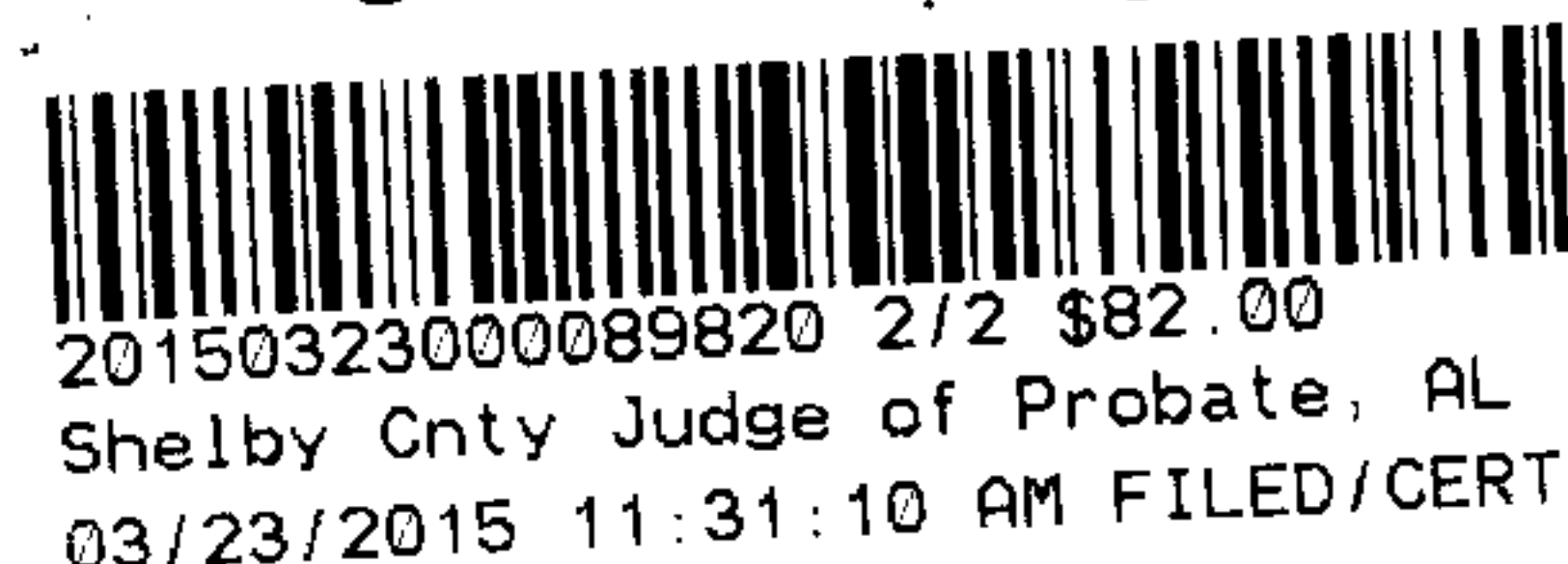
Property Address 20 Monte Bello Ln
Montevallo AL
35115

Date of Sale 3/19/15
Total Purchase Price \$ 65000.00
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
☒ 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 _____

Print Belva W Morse

☐ Unattested

Sign Belva W. Morse

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1