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04/03/2015 03:25:12 PM
QCDEED 1/2

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

THIS INSTRUMENT PREPARED BY:

Name: **ANN S. DERZIS**
Attorney at Law
2450 Valleydale Road
Birmingham, Alabama

Send Tax Notice To:

SANDRA K. HARRIS a/k/a
SANDRA KAY HORNESS
2111 Amberly Wood Terrace
Helena, Alabama 35080

QUIT CLAIM DEED

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FIFTY ONE THOUSAND AND NO/100 (\$51,000.00) DOLLARS** and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

MARK PATRICK DRISCOLL, a divorced and unmarried person hereby remises, releases, quit claims, grants, sells, and conveys to

SANDRA K. HARRIS a/k/a SANDRA KAY HORNESS, a divorced and unmarried person (hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

Lot 17, according to the Survey of Amberley Woods, 2nd Sector, as recorded in Map Book 20, Page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor.

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

This Deed is being given pursuant to the Final Judgment of Divorce Decree issued on February 23, 2015, in the matter of Sandra Kay Harris v. Mark Patrick Driscoll Case Number DR 2014-900669, in the Circuit Court of Shelby County.

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under MY hand and seal, this 3 day of APRIL, 2015.

Witnesses:




MARK PATRICK DRISCOLL

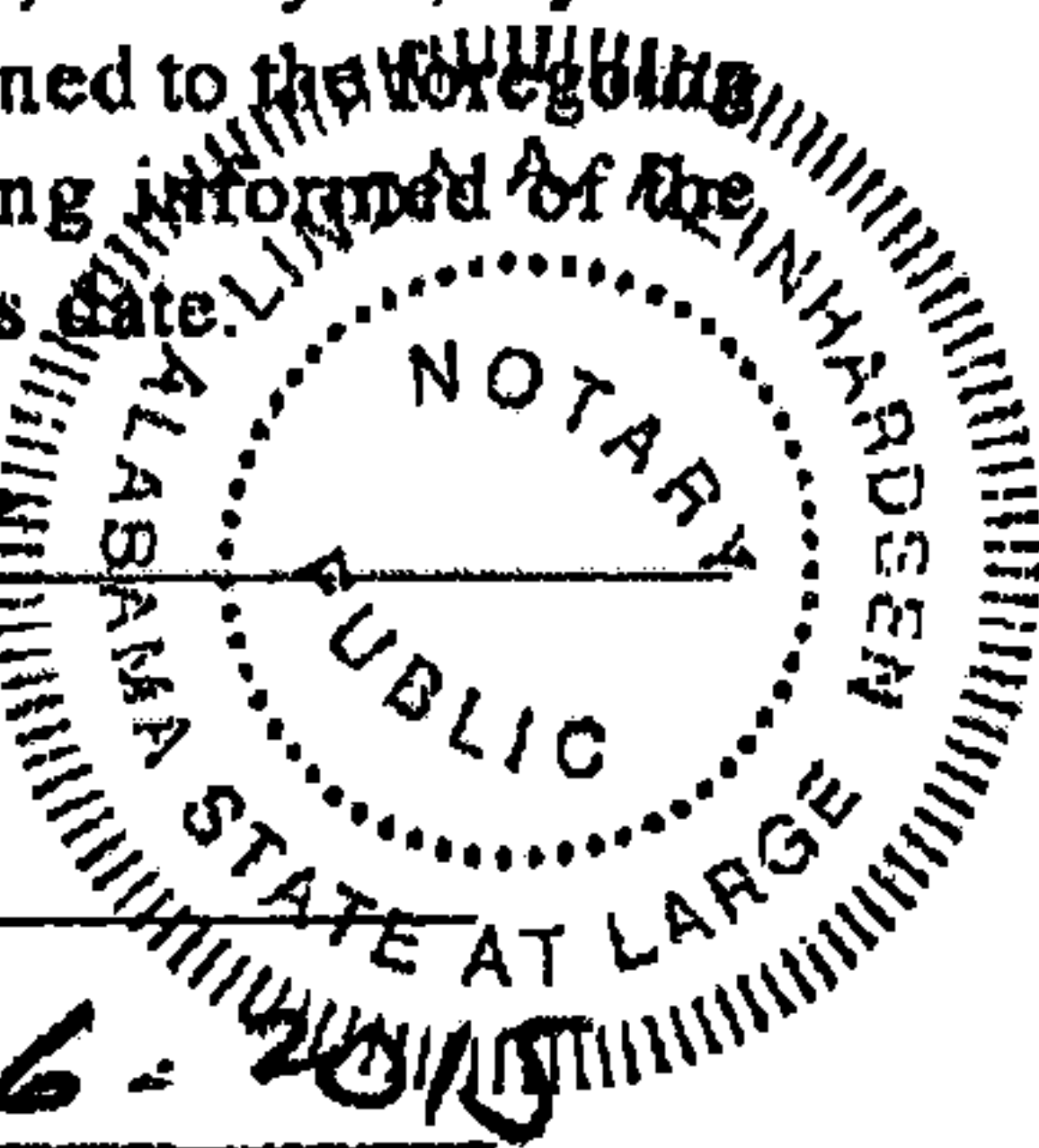
**STATE OF ALABAMA)
SHELBY COUNTY)**

I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **MARK PATRICK DRISCOLL**, a divorced and unmarried person, whose names **IS** signed to the foregoing instrument, and who **IS** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **HE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of APRIL, 2015.


Notary Public

My Commission Expires: 8-26-2015



Real Estate Sales Validation Form

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

Grantor's Name: MARK PATRICK DRISCOLL

Mailing Address: 2111 AMBERLY WOOD TER
HELENA, AL 35080

Grantee's name: SANDRA K. HARRIS aka SANDRA KAY HORNESS
Mailing Address: 2111 AMBERLY WOOD TER
HELENA, AL 35080

Property Address: 2111 AMBERLY WOOD TER
Date of Sale: 4/3/2015
Total Purchase Price: \$
Or Actual Value \$
Or Assessor's Market Value \$150,500 (1/2 INTEREST IN PROPERTY)

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 – DIVORCE SETTLEMENT - \$51,000
☐ 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 in 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 4-3-2015 Print MUTUAL SAVINGS C. U.

Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT - 1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
04/03/2015 03:25:12 PM
\$68.00 CHERRY
20150403000106550

[Signature]