

This instrument prepared by:
William A. Short, Jr.
Attorney At Law
1623 Second Avenue North
Bessemer, Alabama 35020

Send Tax Notice To:
Tanya Franks
124 Stonehaven Way
Pelham, Alabama 35124

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Five Thousand and No/100 Dollars and the terms of the divorce decree in Case No.: DR 2011-586 to the undersigned Grantor, **Chad C. Franks, a divorced man** in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned hereby releases, quit claims, grants, sells, and conveys to **Tanya Franks, a divorced woman** (herein referred to as Grantee) all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 213, according to the Survey of The Glen at Stonehaven, as recorded in Map Book 26, page 91, in the Probate Court of Shelby County, Alabama.

Subject to:
Taxes, easements, mortgages, encumbrances and restrictions of record..

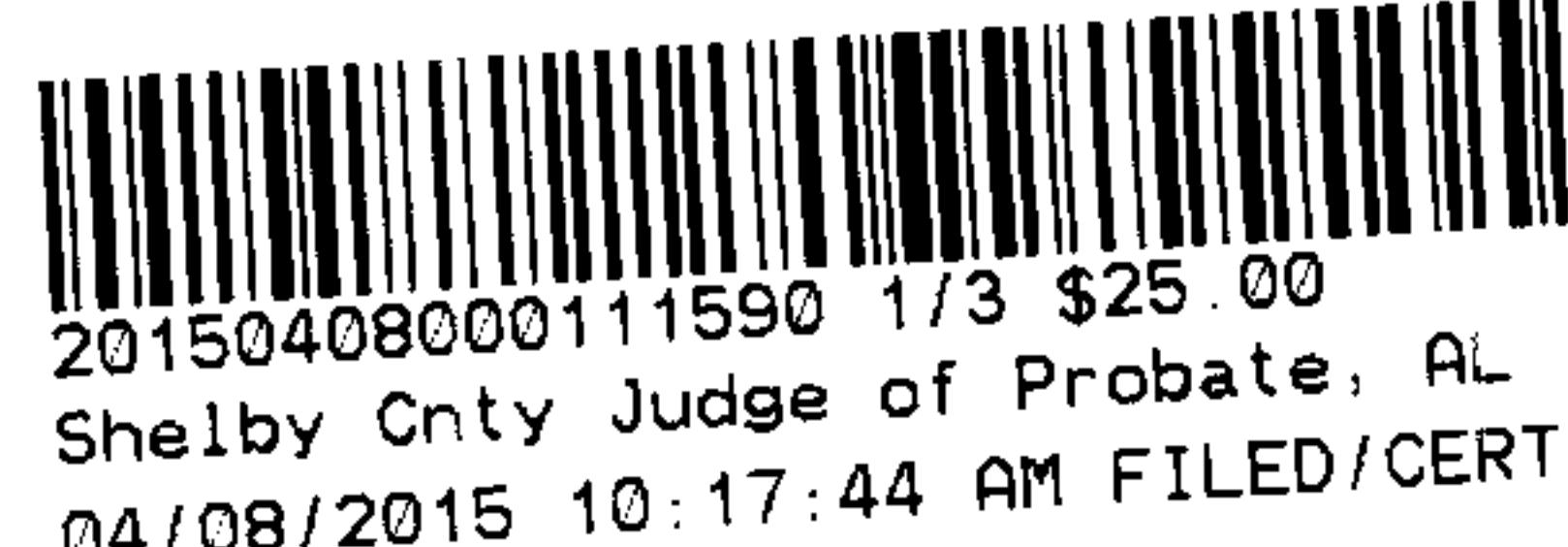
The above described property does not constitute the homestead of the grantor.

Chad C. Franks and Tanya Franks were divorced in the Circuit Court of Jefferson County, Alabama, Bessemer Division Case No.: DR 2011-586, on January 25, 2012. The above Property was jointly owned by the Grantor and Grantee and this deed conveys Grantors interest to the Grantee.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 14th day of

January, 2015.



Chad C. Franks
CHAD C. FRANKS

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that Chad C. Franks, 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.

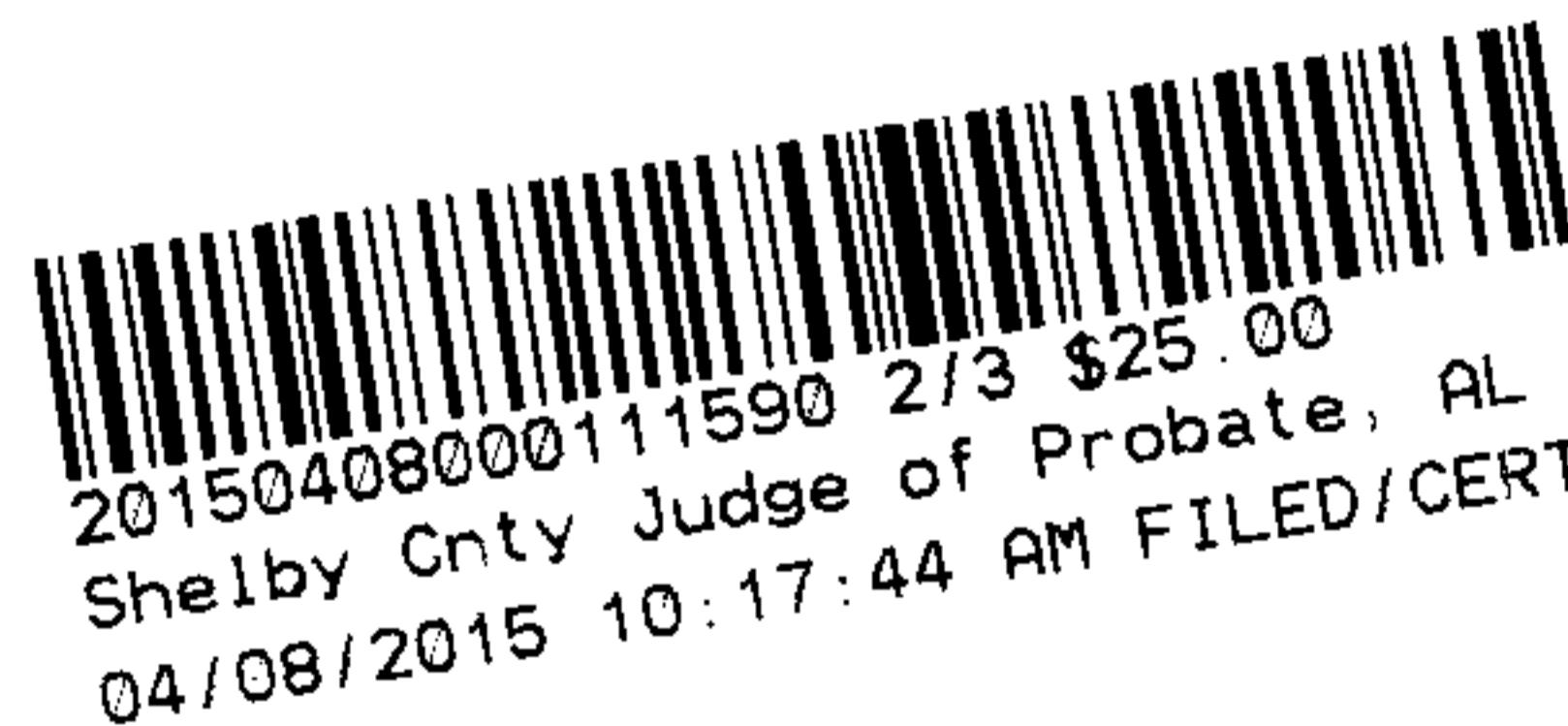
Given under my hand and official seal this 14th day of January, 2015.

Chad C. Franks

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar 22, 2015
BONDED THRU NOTARY PUBLIC UNDERWRITERS



Shelby County, AL 04/08/2015
State of Alabama
Deed Tax: \$5.00

Real Estate Sales Validation Form

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

Grantors' Name: Chad C Franks

Mailing Address : 420 Tuscany Circle
Chelsea, AL 35043

Grantees' Name: Tanya Franks

Mailing Address: 420 Tuscany Circle
Chelsea, AL 35043

Property Address: 124 Stonehaven Way
Pelham, AL 35124

Date of Transfer: January 14, 2015

Total Purchase Price \$5,000.00

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
<input checked="" type="checkbox"/> Sales Contract	Other
<input checked="" type="checkbox"/> 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.

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: January 14, 2015

Sign _____

x

verified by closing agent
F. Wayne Keith Attorney

RT-1

