

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 14<sup>th</sup> day of

January, 2015.

  
20150408000111590 1/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/08/2015 10:17:44 AM FILED/CERT

  
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 14<sup>th</sup> day of January, 2015.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar 22, 2016  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

  
20150408000111590 2/3 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/08/2015 10:17:44 AM FILED/CERT

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 Tuscan Circle  
Chelsea, AL 35043

Grantees' Name: Tanya Franks

Mailing Address: 420 Tuscan Circle  
Chelsea, AL 35043

Property Address: 124 Stonehaven Way  
Pelham, AL 35124

Date of Transfer: January 14, 2015

Total Purchase Price \$5,000.00

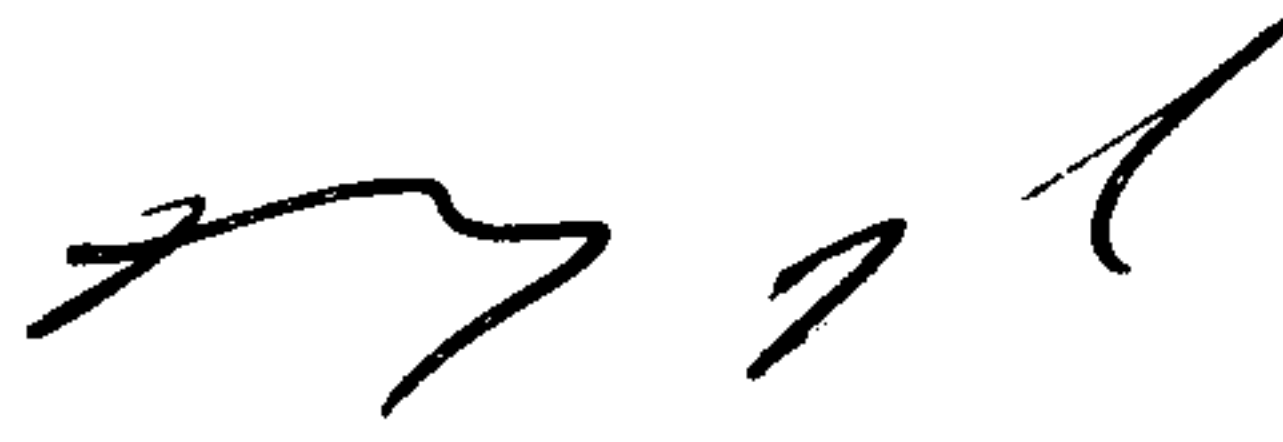
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- |   |                   |           |
|---|-------------------|-----------|
|   | Bill of Sale      | Appraisal |
| x | Sales Contract    | Other     |
| x | 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   
verified by closing agent  
F. Wayne Keith Attorney

x

RT-1

