


QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY


20160301000064800 1/4 \$122.00
Shelby Cnty Judge of Probate, AL
03/01/2016 12:24:31 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Ten and No/100 dollars (\$10.00) and other valuable consideration to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the Grantors, **KIMBERLY B. TRICE, a divorced and single woman**, and **JAMES M. TRICE, a divorced and single man**, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **KIMBERLY B. TRICE, a divorced and single woman** (herein referred to as GRANTEE), her heirs and assigns, all of the Grantors' right, title, interest, and claim in or to the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 35 according to the Survey of Park Forest, Sector 7, Phase 2 as recorded in Map Book 19, Page 169, Shelby County, Alabama Records.

This conveyance is made subject to covenants, restrictions, reservations, easements and rights-of-way appearing of record and heretofore imposed upon the subject property.

This conveyance is further made to carry into effect certain provisions of the Final Decree of Divorce between the Parties hereto entered in the Circuit Court of Shelby County, Alabama.

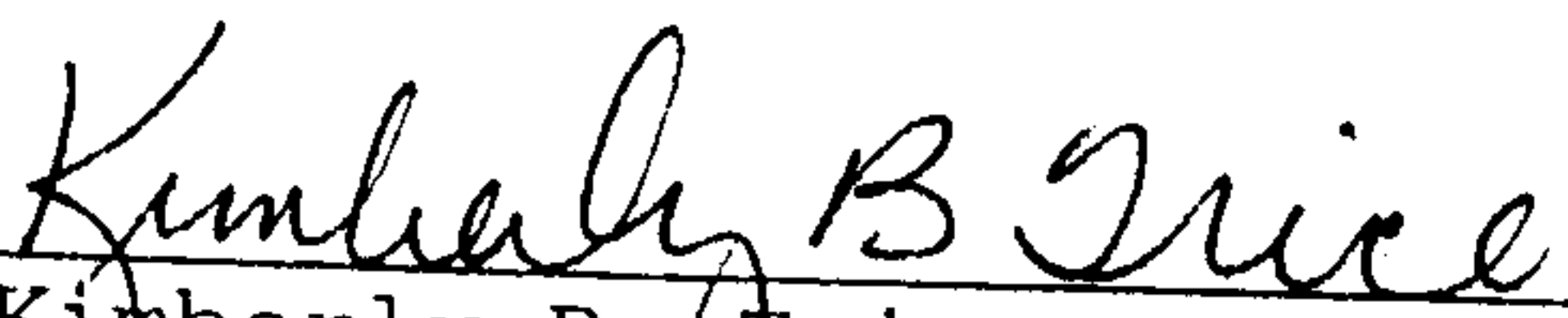
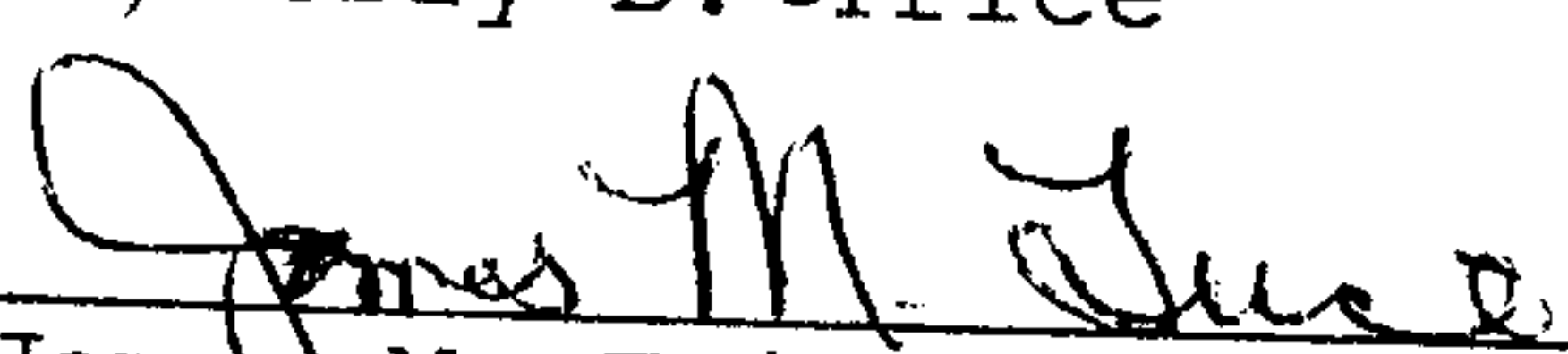
For ad valorem tax purposes only, the address of said property is 188 Grove Hill Drive, Montevallo, Alabama, 35115, which is the mailing address of Grantee.

TO HAVE AND TO HOLD the aforegranted premises to the said GRANTEE, her heirs and assigns FOREVER.

And GRANTORS do covenant with the said GRANTEE, her heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, her heirs and assigns; and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, her heirs and assigns, forever, against the lawful claims and demands of all persons except as hereinabove provided.


IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 28 day of December, 2001.

WITNESS:

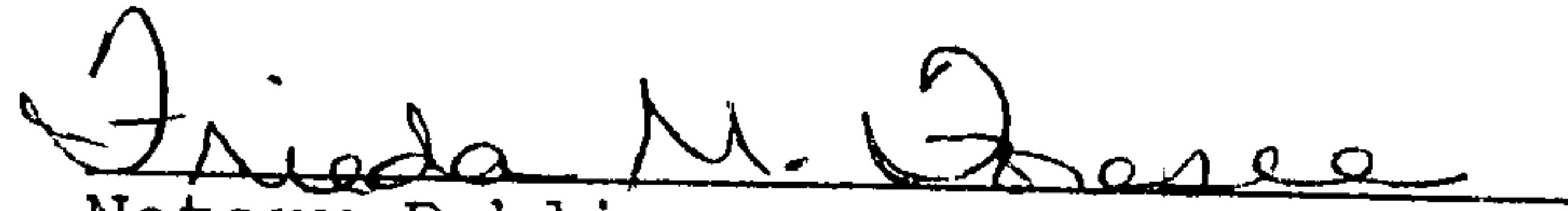

Kimberly B. Trice

James M. Trice

STATE OF ALABAMA

COUNTY OF MONTGOMERY

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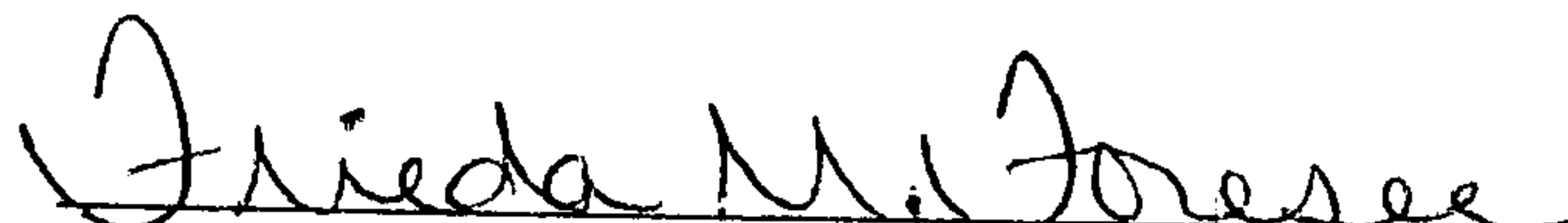
I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **KIMBERLY B. TRICE, a divorced and single woman**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.


Notary Public
My Commission Expires: 4-16-2003

STATE OF ALABAMA

COUNTY OF MONTGOMERY

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I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **JAMES M. TRICE, a divorced and single man**, 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.

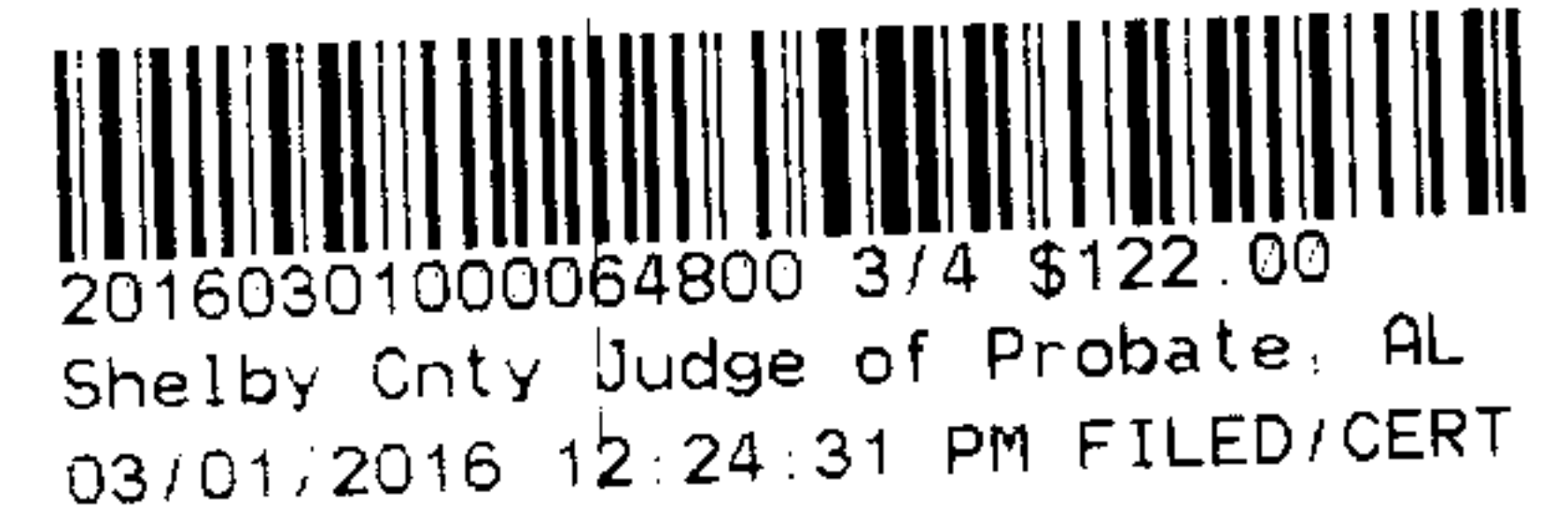

Notary Public
My Commission Expires: 4-16-2003

THIS INSTRUMENT PREPARED BY:
Donna A. Bland, Esq.
472 South Lawrence Street
Post Office Box 240907
Montgomery, AL 36124-0907
(334) 265-1946

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO.

Dated March 1, 2016

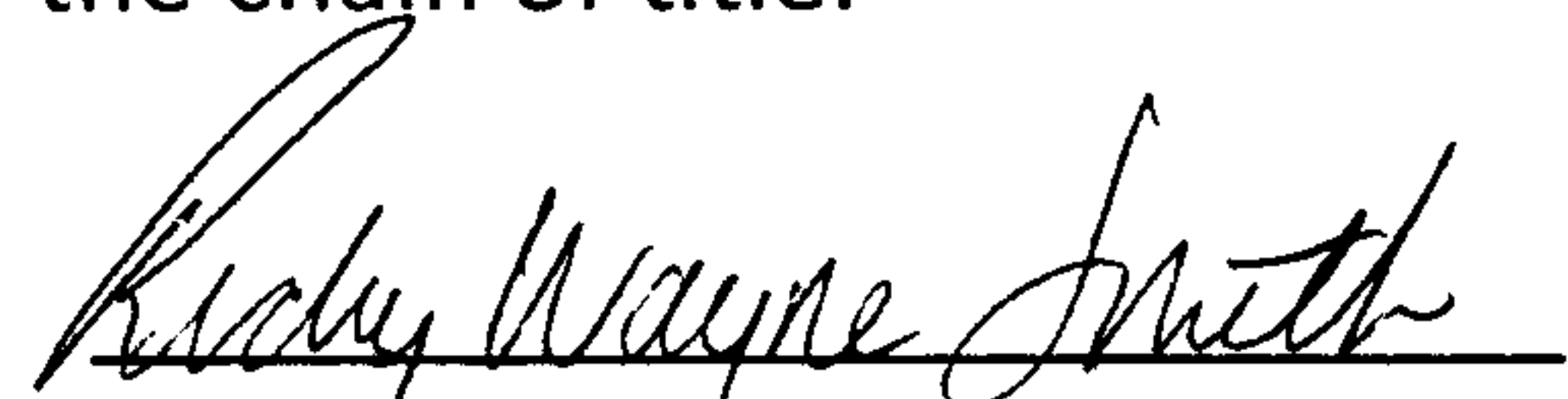
Affidavit




I, Ricky Wayne Smith, after being duly sworn, do solemnly swear that the following information is true and correct.

Re: 188 Grove Hill Drive
Montevallo, AL 35115
Lot 35, Park Forest, Sector 7, Phase 2,
Map Book 19, Page 169, Shelby County, Alabama.

Pursuant to a title search done by Magic City Title on the property referenced above, it has come to my attention that a Quitclaim Deed from Kimberly B. Trice, a divorced and single woman and James M. Trice, a divorced and single man, to Kimberly B. Trice, a divorced and single woman, dated December 28, 2001 was never recorded. However Magic City Title had a copy in their file. The original has either been lost or misplaced and its whereabouts are unknown. I now wish to record a copy of original in order to fill the gap in the chain of title.


Ricky Wayne Smith

I, undersigned authority, a Notary Public in and for said State at Large, hereby certify that Ricky Wayne Smith, 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.


Notary Public 4/22/18

Real Estate Sales Validation Form

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

Grantor's Name James Trice
Mailing Address Unknown

Grantee's Name Kimberly Trice
Mailing Address Unknown

Property Address 188 Grove Hill Dr.
Alabaster al 35007

Date of Sale 12/28/2001
Total Purchase Price \$


or
Actual Value \$

or
Assessor's Market Value \$ 197,100 1/2 98,550

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


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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 3/1/14

Print Ricky W. Smith

Unattested

Sign Ricky W. Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one