

STATE OF ALABAMA)
COUNTY OF SHELBY)



20160415000124890 1/2 \$135.50
Shelby Cnty Judge of Probate, AL
04/15/2016 03:50:15 PM FILED/CERT

Send Tax Notice to:
THOMAS PLOUFF
928 Linwood Road
Birmingham, AL 35222

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN and NO/100 DOLLARS (\$10.00)** and the terms of the Final Judgment of Divorce in Case No. DR-2015-900566.00 01 in the Circuit Court of Jefferson County (Birmingham Division), Alabama, to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Anne Marie Oberheu**, a divorced and single woman (hereinafter called Grantor), whose address is 5015 Bridgewood Drive, Durham, NC 27713, hereby remises, releases, quitclaims, grants, sells, and conveys to **Thomas Plouff**, a divorced and single man (hereinafter called Grantee), whose address is 928 Linwood Road, Birmingham, AL 35222, all of her right, title, interest and claim in or to the following described real estate, situated in Jefferson County, AL, to-wit:

Unit 145 of Edenton Residential Condominium, as established by the Declaration of Edenton Residential Condominium and by the Plat of Edenton Residential Condominium all as to be recorded in the Office of the Judge of Probate of Shelby County, Alabama. together with (a) the proportionate undivided interest in and to the Common Elements and Limited Common Elements of said Condominium attributed to and belong to such Unit, as more particularly set out in said Declaration, and (b) all rights, obligations and interests appurtenant thereto, including, but not limited to, those which are (i) created by said Declaration and by the Bylaws of the association for said Condominium and (ii) provided for by the Alabama Uniform Condominium Act of 1991, as may be amended from time to time, and other applicable law.

No title examination has been performed. The preparer of this deed makes no guarantees concerning either the accuracy of the legal description or the ownership of this property.

The above-described real estate is not the homestead of the grantor.

TO HAVE AND TO HOLD to said GRANTEE, and their heirs, successors and assigns forever.

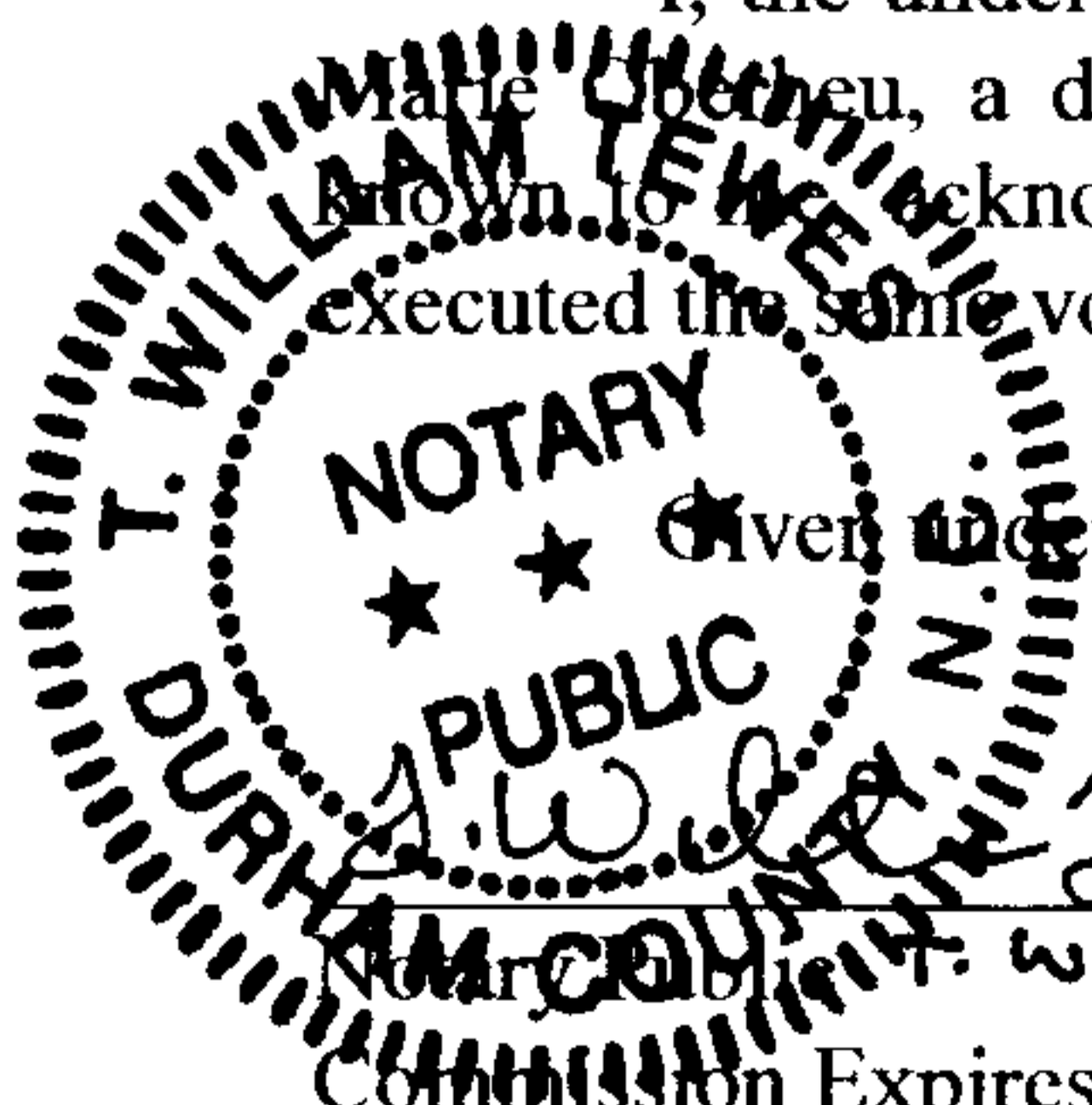
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of March, 2016.

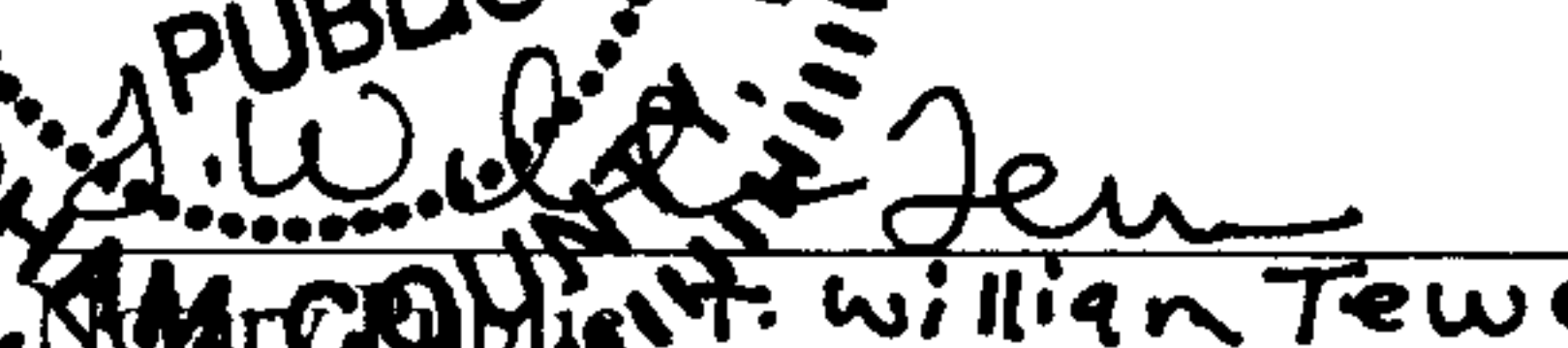

Anne Marie Oberheu, Grantor

STATE OF NORTH CAROLINA }
DURHAM COUNTY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Anne Marie Oberheu, 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.

Given under my hand and official seal this 16th day of March, 2016.




T. William Tewes
Commission Expires: April 30, 2019

Shelby County, AL 04/15/2016
State of Alabama
Deed Tax: \$118.50

Real Estate Sales Validation Form

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

Grantor's Name Anne Marie Oberked
Mailing Address 5015 Bridgwood Dr.
Durham, NC 27713

Grantee's Name Thomas Plouff
Mailing Address 928 Linwood Road
Birmingham, AL 35212


Property Address 32145 Portabella Road
Birmingham, AL 35242

Date of Sale 3/16/2016
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 236,500 1/2 interest \$118,250

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 4/15/16
☒ Unattested Karen Nielsen
(verified by)

Print Thomas Plouff
Sign Thomas Plouff
(Grantor/Grantee/Owner/Agent) circle one