

STATE OF ALABAMA  
SHELBY COUNTY

)  
) QUITCLAIM DEED  
)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) [and other good and valuable consideration set out in the Final Judgment of Divorce between RENA C. LEWIS and MICHAEL K. LEWIS, entered by the Circuit Court of Shelby County, Alabama, Case No. 58-DR-2014-900519] in hand paid to RENA C. LEWIS, a single woman, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to MICHAEL K. LEWIS, a single man, (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A PARCEL OF LAND WITH A STREET LOCATION ADDRESS OF 2321 TWELVE OAKS DR; HOOVER, AL 35244 CURRENTLY OWNED BY MICHAEL K LEWIS AND RENA C LEWIS HAVING A TAX IDENTIFICATION NUMBER OF 11-7-26-0-001-055-128 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN BOOK/PAGE OR DOCUMENT NUMBER 0000288411 AND FURTHER DESCRIBED AS RIVERCHASE COUNTRY CLUB 36<sup>TH</sup> ADDITION MB: 21 PG: 037.

Subject to easements and restrictions of record and subject to current taxes and liens.

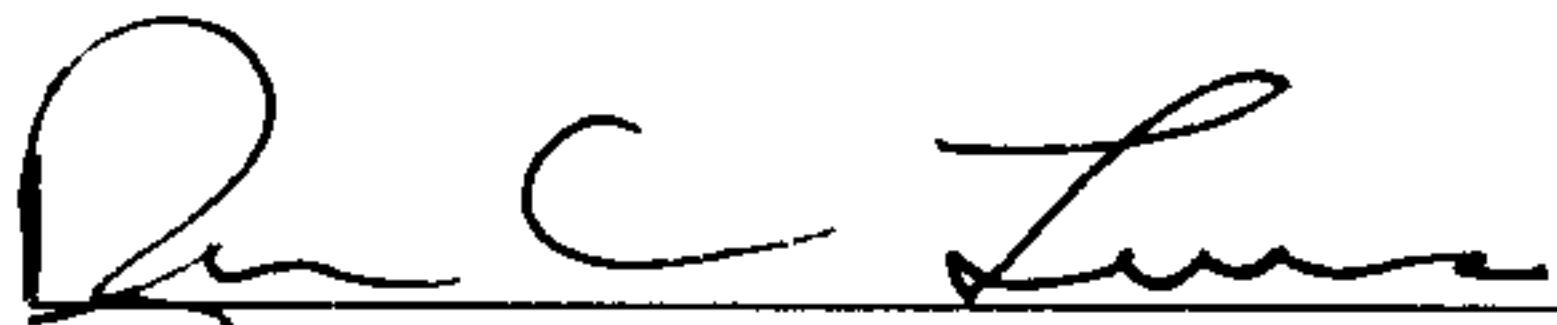
Description provided by Grantor. No title search performed. This parcel was the homestead of the grantor and grantee prior to their divorce.

Address of Property: 2321 TWELVE OAKS DR, HOOVER, AL 35244

Tax assessed value: \$ \_\_\_\_\_

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 12<sup>th</sup> day of April, 2014



(SEAL)

RENA C. LEWIS  
Grantor

  
20160422000132950 1/2 \$312.00  
Shelby Cnty Judge of Probate, AL  
04/22/2016 02:20:53 PM FILED/CERT

STATE OF ALABAMA  
JEFFERSON COUNTY

)  
) ACKNOWLEDGEMENT  
)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RENA C. LEWIS, 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 12<sup>th</sup> day of April, 2014.

Hidget Chandler

Notary Public

My Commission Expires: 3-31-2020

This instrument prepared by:  
King & Green, LLC  
17 North 20<sup>th</sup> Street, Suite 350  
Birmingham, AL 35203

Send Tax Notice to:  
Michael K. Lewis  
2321 Twelve Oaks DR  
Hoover, AL 35244

# Real Estate Sales Validation Form

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

Grantor's Name Rena C. Lewis  
 Mailing Address 909 Inverness Cliffs  
Birmingham, AL 35242

Grantee's Name Michael Lewis  
 Mailing Address 2321 Twelve Oaks Dr  
Hoover, AL 35244

Property Address 2321 Twelve Oaks Dr  
Hoover, AL 35244

Shelby County, AL 04/22/2016  
 State of Alabama  
 Deed Tax: \$295.00

Date of Sale \_\_\_\_\_  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 589,800 1/2 = 294,900

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



20160422000132950 2/2 \$312.00  
 Shelby Cnty Judge of Probate, AL  
 04/22/2016 02:20:53 PM FILED/CERT

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 \_\_\_\_\_

Print Michael K Lewis

Unattested

(verified by)

Sign Michael K Lewis

(Grantor/Grantee/Owner/Agent) circle one