



20160613000202750 1/2 \$127.50  
 Shelby Cnty Judge of Probate, AL  
 06/13/2016 10:08:16 AM FILED/CERT

**Value: \$214,000**

STATE OF ALABAMA )  
 )  
 SHELBY COUNTY ) **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid to Brian Joseph Kirby, a single man (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, Brian Joseph Kirby, hereby RELEASE, QUITCLAIM, GRANT, SELL, AND CONVEY to Lauren Hart Kirby, a single woman, (hereinafter called the Grantee), all of the Grantors' rights, titles, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit;

Brian Joseph Kirby and Brian Kirby is one and the same person as Brian J. Kirby, one of the grantees in Deed Instrument 2001-25807. Lauren Hart Kirby is one and the same person as Lauren H. Kirby, one of the grantees in Deed Instrument 2001-25807.

3024 Raven Circle, Birmingham, Alabama 35244

Lot 18, according to the Map and Survey of Audubon Forest, First Addition, as recorded in Map Book 11, page 122, in the Probate Office of Shelby County, Alabama

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 10 day of June, 2016.  
Brian J. Kirby  
 Grantor

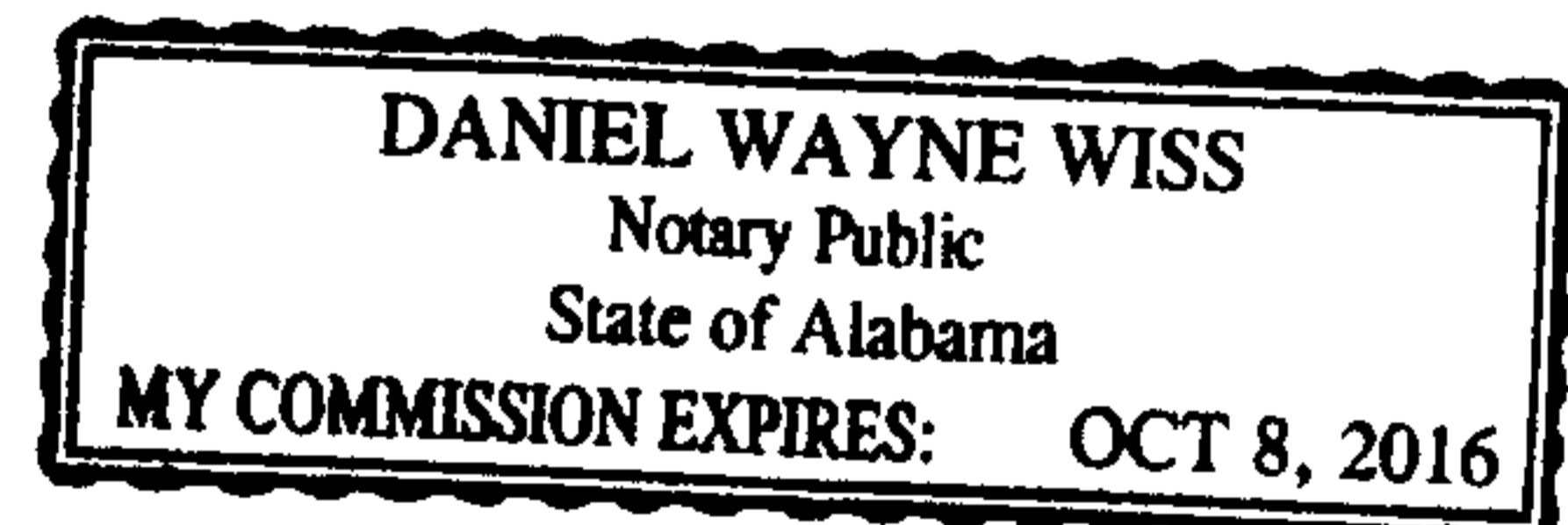
STATE OF ALABAMA )  
 )  
 JEFFERSON COUNTY ) **ACKNOWLEDGMENT**

I, Daniel Wayne Wiss, a Notary Public in and for said County, in said State, hereby certify that Brian Joseph Kirby whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 10th day of June, 2016.

Dan Wayne Wiss  
 Notary Public  
 My Commission Expires 10/8/16

THIS INSTRUMENT PREPARED BY:  
 Kristi A. Dowdy, Esq.  
 300 N. Richard Arrington Blvd., Suite 200  
 Birmingham, Alabama 35203  
 (205) 252-1146



Real Estate Sales Validation Form

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

Grantor's Name Brian Joseph Kirby  
Mailing Address \_\_\_\_\_

Grantee's Name Lauren Hart Kirby  
Mailing Address 3024 Claven Circle  
Birmingham AL  
35244

Property Address 3024 Claven Circle  
Birmingham AL  
35244

Date of Sale June 15, 2015 Final Judgment of Divorce

Total Purchase Price \$ \_\_\_\_\_

Assessor's or Actual Value \$ 220,600.00

One-half (1/2) Assessor's Market Value \$ 110,300.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 6-30-15

Print L. Stephen Wright Jr

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested (verified by)

Form RT-1