

TITLE NOT EXAMINED BY PREPARER OF THIS DEED

THIS INSTRUMENT PREPARED BY:

Name: **ANN S. DERZIS**

Attorney at Law

2450 Valleydale Road

Birmingham, Alabama 35244



20161013000376140 1/3 \$82.50
Shelby Cnty Judge of Probate, AL
10/13/2016 01:24:09 PM FILED/CERT

Send Tax Notice To:

PHILIP MICHAEL DARDEN

255 Clearview Lane

Helena, Alabama 35080

QUIT CLAIM DEED

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

PHILIP MICHAEL DARDEN, a divorced and unmarried person; and
LAURIE DARDEN, a divorced and unmarried person

hereby remises, releases, quit claims, grants, sells, and conveys to

PHILIP MICHAEL DARDEN, a divorced and unmarried person

(hereinafter called Grantee), all right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

COMMENCE AT THE NE CORNER OF THE SW¼ OF THE SW¼ OF SECTION 24, TWP 20 SOUTH, RANGE 4 WEST; THENCE RUN n 90 DEGREES 00 MINUTES 00 SECONDS W ALONG THE NORTH LINE OF SAID ¼-¼ FOR 1324.94 FEET TO THE NW CORNER OF SAID ¼-¼ ; THENCE RUN S 38 DEGREES 33 MINUTES 04 SECONDS E FOR 453.36 FEET TO THE POINT OF BEGINNING; THENCE RUN N 54 DEGREES 19 MINUTES 47 SECONDS E FOR 223.07 FEET; THENCE RUN S 45 DEGREES 11 MINUTES 56 SECONDS E FOR 137.60 FEET; THENCE RUN S 46 DEGREES 16 MINUTES 25 SECONDS W FOR 239.69 FEET; THENCE RUN N 38 DEGREES 33 MINUTES 04 SECONDS W FOR 169.50 FEET TO THE POINT OF BEGINNING.

Subject to easements and restrictions of record

This Deed is being giving in accordance to that Final Judgment of Divorce Decree issued on November 2, 2015, under case number DR 2014-900641, in the Circuit Court of Shelby County.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under MY hand and seal, this 2nd day of September, 20 16.

Witnesses:

Tasha Hardy

Philip Michael Darden (SEAL)
PHILIP MICHAEL DARDEN

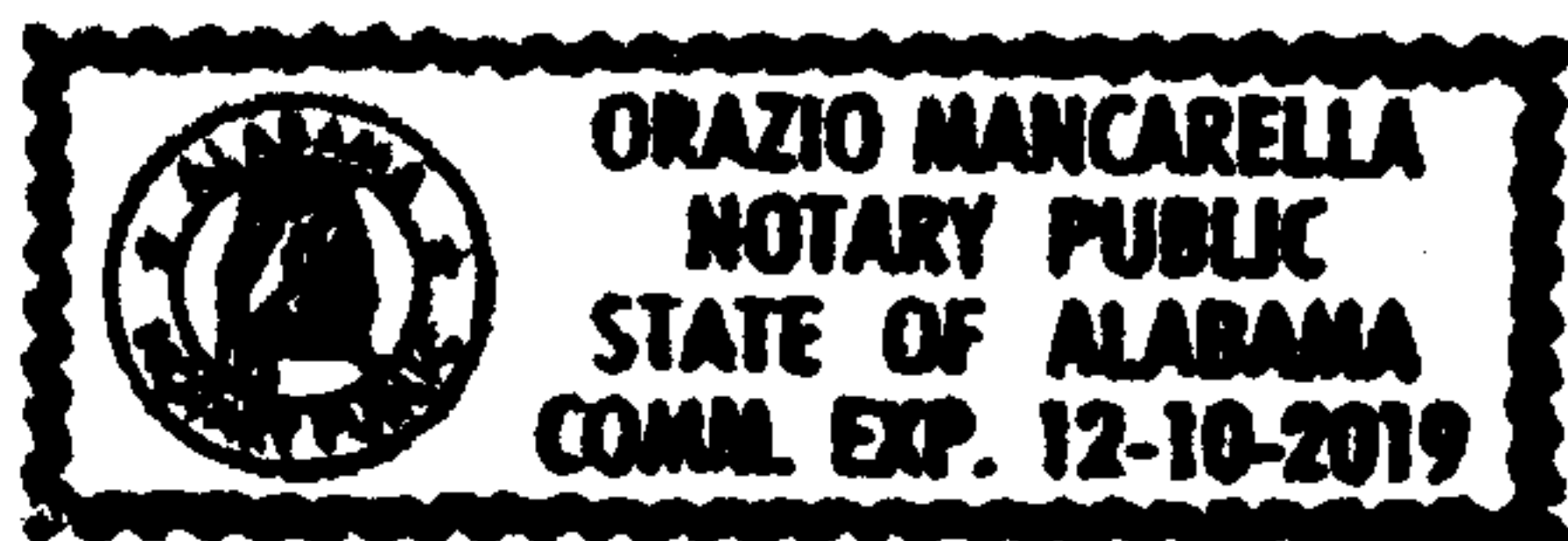
ASD

Laurie C. Darden (SEAL)
LAURIE DARDEN

STATE OF Alabama)
Shelby COUNTY)

I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **PHILIP MICHAEL DARDEN**, a divorced and unmarried person, whose names **IS** signed to the foregoing instrument, and who **IS** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **HE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of September, 2016.



[Signature]
Notary Public
My Commission Expires: 12/10/19

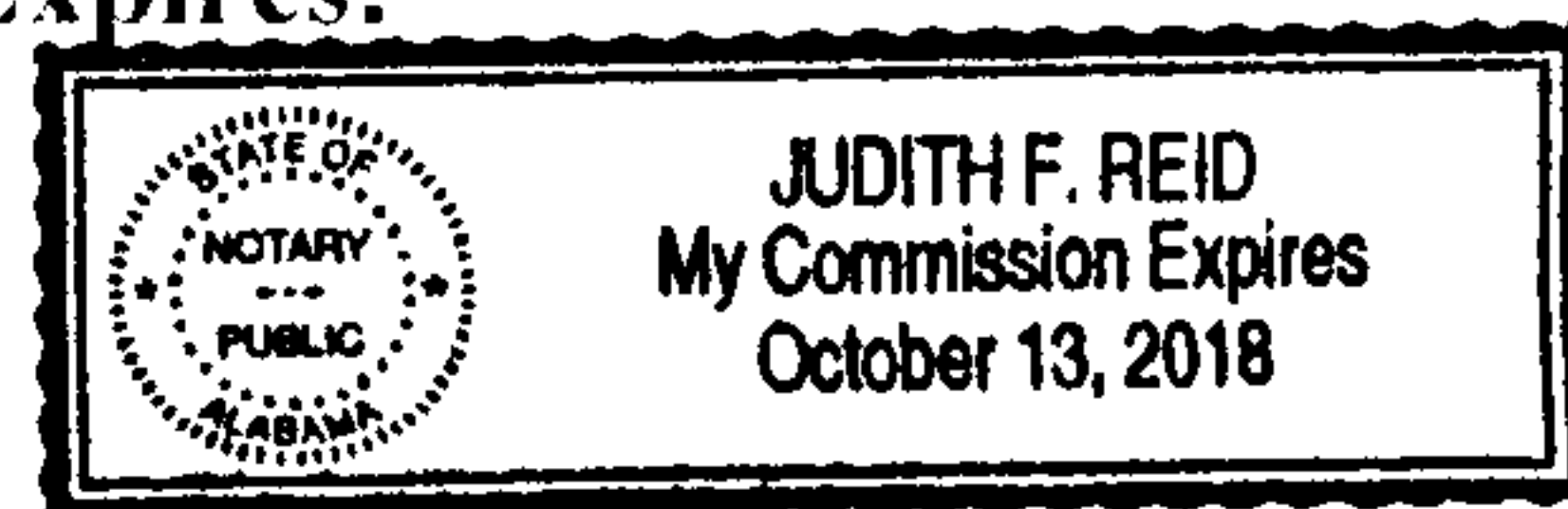
STATE OF ALABAMA)
Shelby COUNTY)

I, the Undersigned Authority, a Notary Public, in and for said county in said state, hereby certify that **LAURIE DARDEN**, a divorced and unmarried person, whose names **IS** signed to the foregoing instrument, and who **IS** known to me, acknowledged before me on this day that, being informed of the contents of said instrument, **SHE** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2015.


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[Signature]
Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Laurie Warden
Mailing Address Calera AL

Grantee's Name Philip Warden
Mailing Address 255 Clearview Lane
Helena AL 35080

Property Address 255 Clearview Ln.
Helena AL 35080

Date of Sale 9/2/14
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 122,270 1/2 61,135



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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 _____

Print Philip Warden

☐ Unattested

Sign Philip M. Warden

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1