

This instrument was prepared by:

John E. Medaris

Attorney at Law

230 Bearden Road

Pelham, Alabama 35124

****TITLE NOT EXAMINED****

QUITCLAIM DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) pursuant to a final decree of divorce and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Denice Michelle Swenson** hereby releases, quitclaims, grants, sells, and conveys to Patti P. Moore ^{Jeremy Swenson} an unmarried woman (hereinafter called Grantee), all of her right, title, interest, and claim in or to the following described real property situated in Shelby, Alabama, to wit:

Lot 77
Saddle Lake Farms Second Addition
Phase 2
121 Thoroughbred Lane
Alabaster, AL 35007

TO HAVE AND TO HOLD to said Grantee forever.

Given under my ^{DMS} hand and seal, this 25th day of August, 2011.

Denice Michelle Swenson
Denice Michelle Swenson

**STATE OF ALABAMA)
SHELBY COUNTY)**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Denice Michelle Swenson 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 date the same bears date.

Given under my hand and official seal this 25 day of August, 2011.

John E. Medaris
Notary Public
Commission Expires 4/24/2012

Shelby County, AL 10/26/2016
State of Alabama
Deed Tax: \$137.50

20161026000394200 1/3 \$158.50
Shelby Cnty Judge of Probate, AL
10/26/2016 01:22:09 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name	<u>Denice Michelle Swenson</u>	Grantee's Name	<u>Jeremy Swenson</u>
Mailing Address	<u></u>	Mailing Address	<u>121 Thorobred Lane</u>
	<u></u>		<u>Alabaster, AL 35007</u>
	<u></u>		<u></u>
Property Address	<u>121 Thorobred Lane</u>	Date of Sale	<u>August 25, 2011 Transfer</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$</u>
	<u></u>	or	
	<u></u>	Actual Value	<u>\$ 275,000.00</u>
	<u></u>	or	
	<u></u>	Assessor's Market Value	<u>\$ 137,500.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	<u>1/2 value of home pursuant to divorce</u>
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other	
<input type="checkbox"/> Closing Statement		

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).

Date 10-24-16

Unattested

(verified by)

Print Jeremy A. Swenson

Sign Jeremy A. Swenson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20161026000394200 2/3 \$158.50
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SCRIVENER'S AFFIDAVIT


STATE OF ALABAMA)
COUNTY OF SHELBY)

Comes now John E. Medaris, who takes oath and states:

A Quitclaim Deed was prepared by this office and executed on August 25, 2011. The name of the Grantee was incorrectly listed as Patti P. Moore; the name should reflect Jeremy Swenson.

This Quitclaim Deed is pursuant to a Final Decree of Divorce wherein the Wife Denice Michelle Swenson released all right, title and claim to Lot 77, Saddle Lake Farms Second Addition, Phase 2 known as 121 Thorobred Lane, Alabaster, Alabama.

DONE this 24th day of October, 2016.


John E. Medaris, Esq.
230 Bearden Road
Pelham, Alabama 35124

VERIFICATION

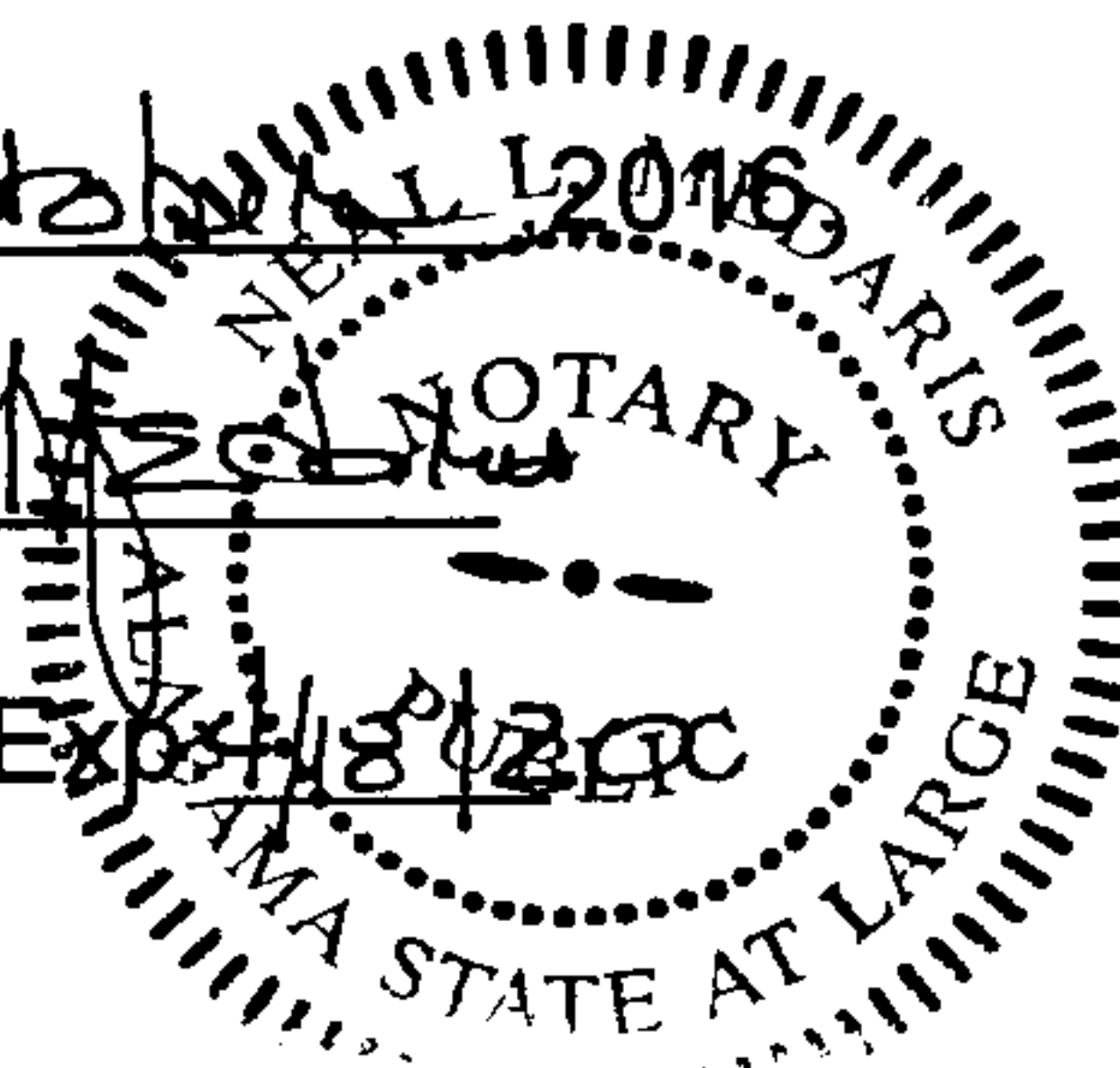
STATE OF ALABAMA)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, in said State, John E. Medaris, who being by me first duly sworn, deposes and says an oath that all of the allegations and averments contained in the foregoing Scrivener's Affidavit are true and correct.


John E. Medaris

Sworn to and subscribed before me this 24 day of October, 2016.


Notary Public
Commission Expires 8/2/17



20161026000394200 3/3 \$158.50
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