

After recording return to:)
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Unisource)
)
2530 Red Hill Ave, Suite 110)
Santa Ana, CA 92705)
UNLS 1068063)
APN: 038340006012)
The document prepared by)
Angelina M. Whittington, Esq.)
FL, AL, & MO Barred)
235 W. Brandon Blvd, #191)
Brandon, FL 33511 866-755-6300)

Space above this line for recorder's use only

STATE OF ALABAMA }
SHELBY COUNTY }
Tax ID: 038340006012000

Mail Tax Forms To:
Debra G. Catlin
6543 Mill Creek Circle
Birmingham, AL 35242

QUITCLAIM DEED
(WITHOUT SURVIVORSHIP)

(this deed is being execute to update name on title)

KNOW ALL MEN BY THESE PRESENTS, I, DEBRA G. CATLIN, also known as DEBRA CATLIN, *an unmarried woman (marital status omitted in prior vesting deed)* (hereinafter called **GRANTOR**) that for and in consideration of the sum of 10.00 TEN and 00 /100 DOLLARS (\$ 10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to DEBRA G. CATLIN, an unmarried woman, residing at 6543 Mill Creek Circle, Birmingham, AL 35242, (hereinafter called **GRANTEE**) all my right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 12, ACCORDING TO THE FINAL RECORD PLAT OF A RESURVEY OF LOTS 7, 8, 12, 24, 25 AND 26, GREYSTONE FARMS MILL CREEK SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 45 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO DEBRA CATLIN BY DEED FROM MARIAN K. BAUR, AN UNMARRIED WOMAN, RECORDED 07/24/2007, AS INSTRUMENT NO. 20070724000344200, IN THE OFFICE OF THE PROBATE COURT, SHELBY COUNTY, ALABAMA.

PROPERTY ADDRESS: 6543 Mill Creek Circle, Birmingham, AL 35242
The legal description was obtained from a previously recorded instrument.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand this 4 day of NOV, 20 16.

GRANTOR:
{signatures in black ink only}

Debra G. Catlin
DEBRA G. CATLIN
also known as DEBRA CATLIN

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, MATEL G. MERRIAM # the undersigned, a Notary Public hereby certify that DEBRA G. CATLIN, also known as DEBRA CATLIN, 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 this 4 day of NOV, 20 16.

My Commission Expires
February 1, 2018

MATEL G. MERRIAM #
NOTARY PUBLIC
My Commission Expires:
2/1/2018



The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

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

Grantor's Name Debra G. Catlin Grantee's Name Debra G. Catlin
 Mailing Address 6543 Mill Creek Cir Mailing Address 6543 Mill Creek Cir
Birmingham AL Birmingham AL
35242 35242

Property Address 6543 Mill Creek Cir Date of Sale 11/4/16
Birmingham AL Total Purchase Price \$ _____
35242 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 201,400.00

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 to CLEAR title

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 11/22/16

Unattested

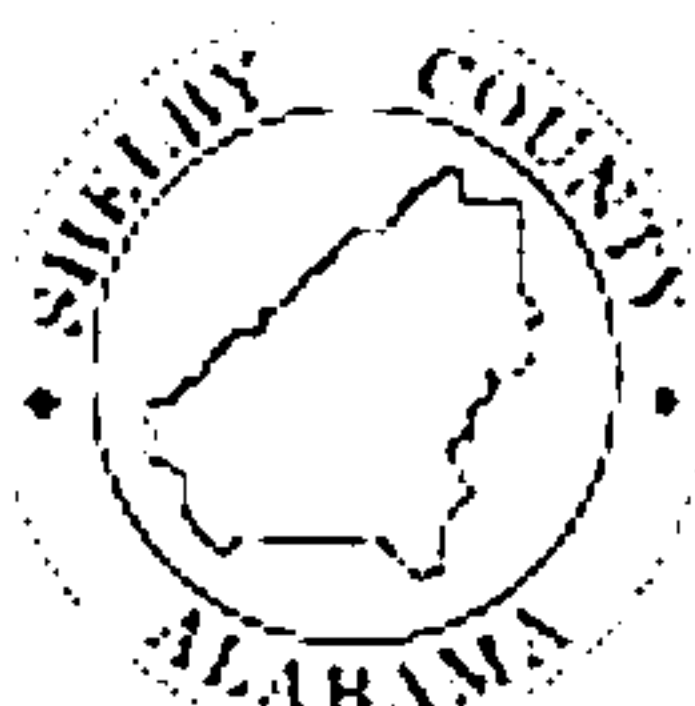
(verified by)

Print Theresa Barrett

Sign Theresa Barrett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/23/2016 08:07:08 AM
 \$22.00 CHARITY
 20161123000430700

[Signature]