


This instrument was prepared by:
Jack T. Carney, Esq.
Carney Dye, LLC
PO Box 43647
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
James O. Ackerman
129 Glengerry Drive
Pelham, Alabama 35124

QUITCLAIM DEED


20161129000435640 1/3 \$183.50
Shelby Cnty Judge of Probate, AL
11/29/2016 12:56:40 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **James O. Ackerman and Shari M. Ackerman, husband and wife** (herein referred to as "GRANTORS"), do hereby remise, release, quitclaim, grant, sell and convey unto **James O. Ackerman, a married man** (herein referred to as "GRANTEE"), all our right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to wit:

Lot 1023, according to the survey of Glengerry at Ballantrae, Phase II, as recorded in Map Book 38, Page 118, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

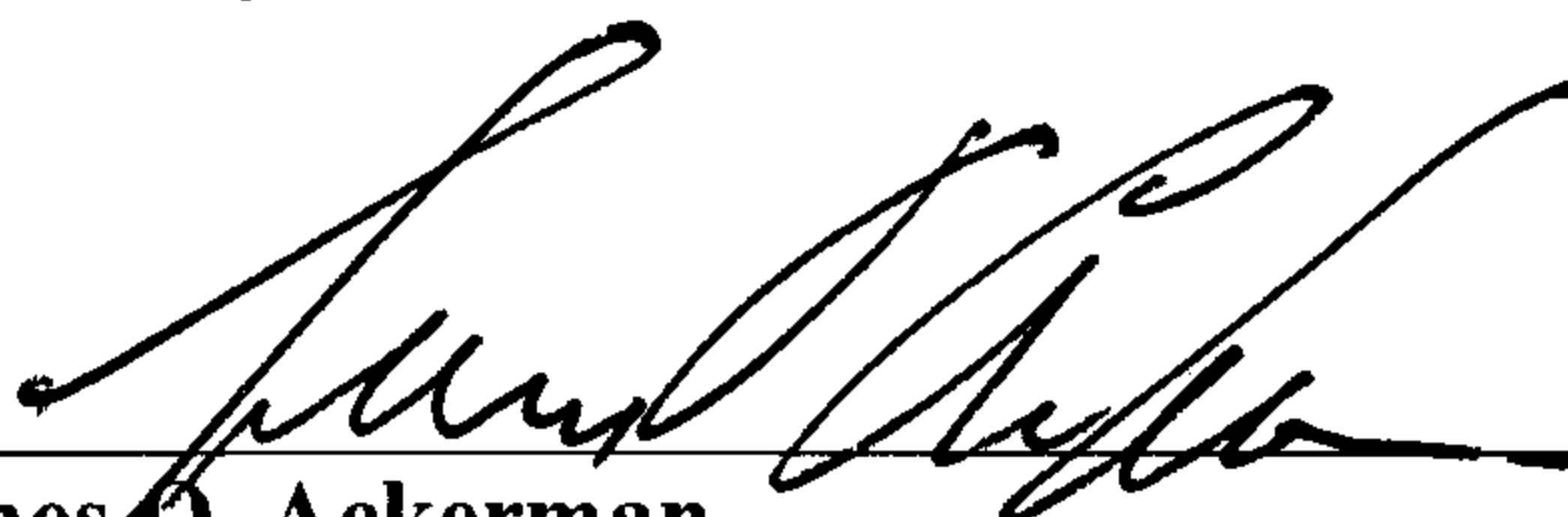
TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

NO TITLE OPINION GIVEN.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 11th day of November 2016.

Shelby County, AL 11/29/2016
State of Alabama
Deed Tax: \$162.50

GRANTORS:



James O. Ackerman



Shari M. Ackerman

STATE OF ALABAMA)
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James O. Ackerman, a married man**, 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, he executed the same voluntarily on the day the same bears date.

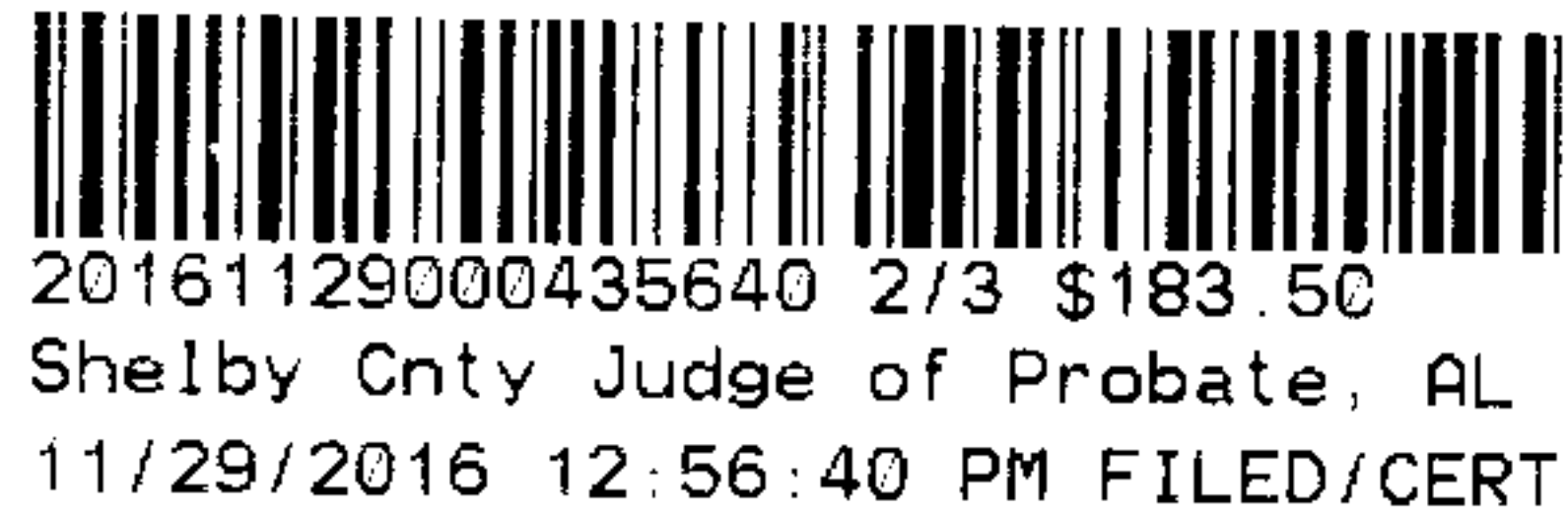
Given under my hand and official seal, this the 11th day of November, 2016.

Sharon H. Dye

NOTARY PUBLIC

My Commission Expires: 2/13/17

STATE OF ALABAMA)
COUNTY OF Jefferson



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Shari M. Ackerman, a married woman**, 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 the 11th day of November, 2016.

Sharon H. Dye

NOTARY PUBLIC

My Commission Expires: 2/13/17

Grantors' Address:
Shari & James Ackerman
129 Glengerry Drive
Pelham, AL 35124

Grantee's Address:
James Ackerman
129 Glengerry Drive
Pelham, AL 35214

Real Estate Sales Validation Form

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

Grantor's Name James + Shari Ackerman
Mailing Address 129 Glengerry Dr
Pelham, AL 35124

Grantee's Name James Ackerman
Mailing Address 129 Glengerry Dr
Pelham, AL 35124

Property Address 129 Glengerry Dr
Pelham, AL 35124

Date of Sale 11/11/2016
Total Purchase Price \$
or
Actual Value \$

Assessor's Market Value \$ 324,600 1/2 value \$ 162,300.00

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 11/29/2016

Print
Sign
(Grantor/Grantee/Owner/Agent) circle one

Unattes
Barcode
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Shelby Cnty Judge of Probate, AL
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