

Mail Tax Notice to:

Kanika Prentice

79 Lawler St.

Montevallo, AL 35115

STATE OF ALABAMA

SHELBY COUNTY



20161228000471190 1/3 \$73.00  
Shelby Cnty Judge of Probate, AL  
12/28/2016 11:50:32 AM FILED/CERT

Shelby County, AL 12/28/2016  
State of Alabama  
Deed Tax: \$52.00

### QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, for and in consideration of final divorce decree Anthony R. Prentice GRANTOR, convey, releases and quitclaims to Kanika Prentice GRANTEE, the following described real estate situated in Wilton, Alabama, in the County of Shelby, Alabama:

LOTS 20 AND 21 BLOCK 3 ACCORDING TO THE SURVEY OF WILMONT GARDENS, AS RECORDED IN MAP BOOK 4 PAGE 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Grantor does hereby convey, release and quitclaim all of the GRANTOR'S rights, title and interest in and to the above described property and premises to the GRANTEE and to the GRANTEE(S) heirs and assigns forever, so that neither the GRANTOR, nor grantors heirs, legal representatives or assigns, shall have claim or demand any right or title to the property, premises or appurtenances or any part thereof.

IN WITNESS WHEREOF I Anthony R. Prentice have hereunto set my hand and seal 28<sup>th</sup> day of December 2016.

Anthony R. Prentice

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I LaTresa Y. Cardwell-Kelley, a Notary Public in and for said County in said State, hereby certify that Anthony R. Prentice 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, 28<sup>th</sup> day of December 2016.

LaTresa Y. Cardwell-Kelley

NOTARY PUBLIC  
**LA TRESA Y. CARDWELL-KELLEY**  
ALABAMA, STATE AT LARGE  
My Commission Expires July 29, 2018



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# Real Estate Sales Validation Form

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

Grantor's Name Prentice, Anthony  
Mailing Address 1807 Woodbrook Tr  
Hubbaster, AL 35007

Grantee's Name Prentice, Kanika  
Mailing Address 79 Lawler St  
Montevallo, AL 35115

Property Address 79 Lawler Dr  
Montevallo, AL  
35115

Date of Sale 12/28/16  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 103,200.00 Ⓟ



20161228000471190 3/3 \$73.00  
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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 ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

1/2 = 51,600.

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 12-28-16

Print Kanika Prentice

☒ Unattested [Signature]  
(verified by)

Sign Kanika Prentice  
(Grantor/Grantee/Owner/Agent) circle one