

This Instrument was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
Post Office Box 261

Montevallo, Alabama 35115
(205) 665-4357

STATE OF ALABAMA

SHELBY COUNTY

Send Tax Notice:

Derrick W Pickett

113 Meadowgreen Rd
Montevallo, AL 35115



20170202000040260 1/3 \$75.50
Shelby Cnty Judge of Probate, AL
02/02/2017 10:31:42 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Thousand Dollars and no/100 (\$5,000.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Derrick W. Pickett**, a divorced man, and **Deonna H. Pickett**(a divorced woman) hereinafter called "Grantor," does hereby GRANT, CONVEY, and QUITCLAIM unto **Derrick W. Pickett**, hereinafter called "Grantee", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

LOT 7, BLOCK 2, ACCORDING TO THE SURVEY OF MEADOWGREEN AS RECORDED IN MAP BOOK 6, PAGE 59, SHELBY COUNTY, ALABAMA RECORDS.

Subject to all items of record.

This Instrument is being executed pursuant to the Settlement Agreement in Shelby County Case Number DR-2016-900432

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30th day of June, 2016.

Shelby County, AL 02/02/2017
State of Alabama
Deed Tax: \$54.50

GRANTOR

Derrick W. Pickett

GRANTOR

Deonna H. Pickett

STATE OF ALABAMA

SHELBY COUNTY

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **Derrick W. Pickett**, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of June, 2016.



20170202000040260 2/3 \$75.50
Shelby Cnty Judge of Probate, AL
02/02/2017 10:31:42 AM FILED/CERT

Angela Tubbs
NOTARY PUBLIC

My Commission Expires: 8/23/16

STATE OF ALABAMA
SHELBY COUNTY

)
)

ACKNOWLEDGMENT

I, Angela Tubbs, a Notary Public for the State at Large, hereby certify that the above posted name, **Deonna H. Pickett**, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of June, 2016.

Angela Tubbs
NOTARY PUBLIC

My Commission Expires: 8/23/16

Real Estate Sales Validation Form

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

Grantor's Name Deanna Pickett
Mailing Address 113 Meadowgreen Rd
Montevallo AL 35115

Grantee's Name Derrick Pickett
Mailing Address 113 Meadowgreen Rd
Montevallo AL 35115

Property Address 113 Meadowgreen Rd
Montevallo AL 35115

Date of Sale 06/30/16
Total Purchase Price \$
or
Actual Value \$ 54500

or
Assessor's Market Value \$

20170202000040260 3/3 \$75.50
Shelby Cnty Judge of Probate, AL
02/02/2017 10:31:42 AM FILED/CERT

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 Settlement of divorce

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 06/30/16

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1