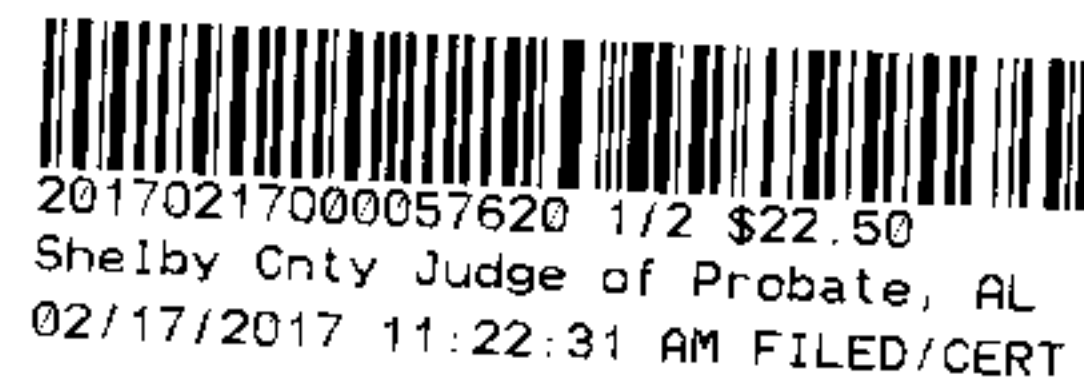




THIS INSTRUMENT PREPARED BY:

George Babakitis
Attorney at Law
2015 1st Avenue North
Birmingham, AL 35203

SEND TAX NOTICE TO:

Demetrius Baker
100 Winter Haven DR
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid to **ALETHIA BAKER**, (hereinafter referred to as "Grantor"), in hand paid by **DEMETRIUS BAKER** (hereinafter referred to as "Grantee"), the receipt whereof is hereby acknowledged, the Grantor does hereby remise, release, quitclaim and convey unto Grantee all of her right, title, interest and claim in and to the following described real property, located and situated in Shelby County, Alabama, to-wit:

Commence at the southwest corner of the outeast quarter or the southwest quarter of Section 22, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence North 900 degrees 36' 17" East along the west line of said quarter-quarter a distance of 74.87' to a point; Thence run North 79 degrees 11' 57" East a distance of 271.31' to a rebar corner and the Point of Beginning of the property being described; Thence run North 79 degrees 11' 58" East a distance of 235.88' to a rebar corner; Thence run North 51 degrees 55' 52" West a distance of 212.05' to a rebar corner; Thence run South 53 degrees 16' 41" West a distance of 143.11' to a rebar corner; Thence run South 29 degrees 11' 41" East a distance of 102.39' to the Point of Beginning, containing .050 an acre.

This Quit Claim Deed is given in accordance with that certain divorce proceeding entitled Demetrius M. Baker vs. Alethia Y. Baker, Circuit Court of Jefferson County, Alabama, Case No. DR2016-901503-JAP, in the Final Judgment of Divorce Ordered by Judge Julie A. Palmer on the 16th day of December, 2016.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned has set her hand and seal hereunto on this the 29 day of November, 2016.

ALETHIA BAKER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that **ALETHIA BAKER**, 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 said conveyance, she executed the same voluntarily and in my presence on the day the same bears date.

Given under my hand and official seal, this the 29 day of November, 2016.

NOTARY PUBLIC
My Commission Expires: 9/22/20

Real Estate Sales Validation Form

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

Grantor's Name Alethia Baker
Mailing Address 274 Village Dr
Calera AL 35040

Grantee's Name Demetrius Baker
Mailing Address 100 Winter Haven Dr.
Alabaster AL 35007

Property Address 27-5-22-0-001-046.007
100 Winter Haven Dr.
Alabaster AL 35007

Date of Sale 11/29/16
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 8,800.12 4,400

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 Tax Office

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 2/17/17

Print Demetrius M. Baker

☒ Unattested

Sign

Demetrius M. Baker

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

20170217000057620 2/2 \$22.50
Shelby Cnty Judge of Probate, AL
02/17/2017 11:22:31 AM FILED/CERT