


This conveyance prepared without the benefit of current survey. Attorney makes no representations as to the legal description of this property.

Send Tax Notice To:
David Alexander Berkes
265 Grey Oaks Drive
Pelham, AL 35124

This instrument was prepared by:
W. Barry Alvis
Attorney at Law
2450 Valleydale Road
Birmingham, Alabama 35244


20170309000080440 1/3 \$196.00
Shelby Cnty Judge of Probate, AL
03/09/2017 10:37:00 AM FILED/CERT

Quitclaim Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **EMILY MARIE BILBRUCK-BERKES, a married woman**, (herein referred to as Grantor) hereby remises, releases, quit claims, grants, sells and conveys to **DAVID ALEXANDER BERKES, a married man**, (herein referred to as Grantee), all right, title, interest, and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 108, according to the Survey of Final Plat Grey Oaks Sector 1,
as recorded in Map Book 38, Page 148, in the Probate Office of
Shelby County, Alabama.

Being the same property conveyed to David A. Berkes and Emily M.
Bilbruck-Berkes, by Deed dated March 21, 2014 and recorded March
21, 2014, of record in Instrument No. 20140321000079890, in the
Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee forever.

Shelby County, AL 03/09/2017
State of Alabama
Deed Tax: \$175.00

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of February, 2017.

Emily Marie Bilbruck-Berkes
EMILY MARIE BILBRUCK-BERKES Berkes

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EMILY MARIE BILBRUCK-BERKES, 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 date the same bears date.

Given under my hand and official seal, this the 24th day of February, 2017.

YVETTE FACEY
NOTARY PUBLIC-STATE OF ALABAMA
SHELBY COUNTY

Yvette Facey
Notary Public
My commission expires: 9/30/19



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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 Emily Marie Bilbruck-Berkes
Mailing Address 265 Grey Oaks Drive
Pelham, AL 35124

Grantee's Name David Alexander Berkes
Mailing Address 265 Grey Oaks Drive
Pelham, AL 35124

Property Address 265 Grey Oaks Drive
Pelham, AL 35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 350,000

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 3/8/17

Print David Alexander Berkes

Unattested

Sign David Alexander Berkes

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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