

This Instrument was prepared by:

Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, AL 35223

Send Tax Notices to:

MINDY M. HERMECZ
189 VILLAGE DRIVE
CALERA, ALABAMA 35040

QUIT CLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to the undersigned Grantor paid by the Grantee herein, the receipt whereof is hereby acknowledged, I, **RYAN H. HERMECZ, AN UNMARRIED MAN** (hereinafter referred to as "GRANTEE"), hereby releases, quitclaims, grants, sells and conveys to **MINDY M. HERMECZ f/k/a MINDY RENEE MILLER** (hereinafter called GRANTEE) all his right, title, interest, and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

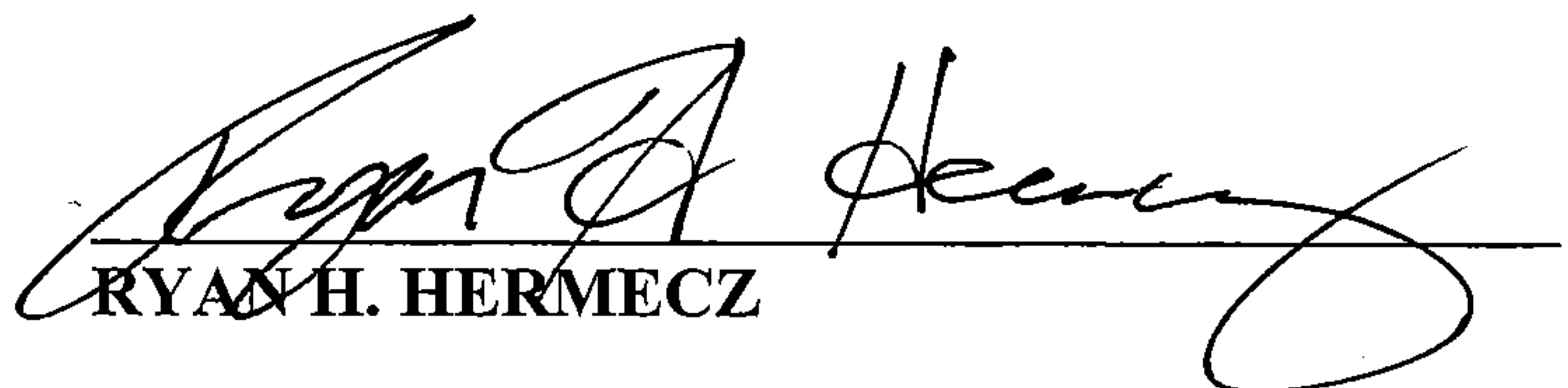
SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: GRANTOR IS CONVEYING HIS ONE-HALF INTEREST IN THE PROPERTY PURSUANT TO THAT CERTAIN FINAL DECREE OF DIVORCE CASE NO. DR 2016-900499.

TO HAVE AND TO HOLD to the said GRANTEES forever

Given under my hand and seal, this the 10th day of March, 2017.


RYAN H. HERMECZ

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ryan H. Hermecz, an unmarried man whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 10th day of March, 2017.




Notary Public
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Lot 23, according to the Survey of Waterford Village Sector 4 as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Ryan H. Hermecz
Mailing Address	1132 Village Trail Calera, AL 35040

Grantee's Name Mindy M. Hermecz
Mailing Address 189 Village Drive
Calera, AL 35040

Property Address 189 Village Drive
Calera, AL 35040

Date of Sale
Total Purchase Price \$
Or
Actual Value \$128,000.00
Or
Assessor's Market Value \$

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)

[illegible]

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 March 10, 2017Print **RYAN H. HERMECZ**

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



**Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/16/2017 01:28:44 PM
\$85.00 CHERRY
20170316000089110**

J. W. F.