

QUITCLAIM DEED



20170406000116790 1/2 \$71.00
Shelby Cnty Judge of Probate, AL
04/06/2017 11:26:43 AM FILED/CERT

THE STATE OF ALABAMA}
COUNTY OF SHELBY}

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the One Hundred and No/100 Dollars (\$100.00) in hand paid to the undersigned, BRANDI PAIGE LAMAR NOW KNOWN AS BRANDI P. ADAIR AND MARCUS SCOTT ADAIR, HUSBAND AND WIFE receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to MARCUS SCOTT ADAIR AND BRANDI P ADAIR, HUSBAND AND WIFE (Hereinafter called Grantee), all her right, title, interest, and claim in or to the following described real estate, (or land), situated in Shelby County, ALABAMA, to-wit:

LOT 3, BLOCK 1, ACCORDING TO THE SURVEY OF GREEN VALLEY AS RECORDED IN MAP BOOK 5, PAGE 94 THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

112 DALE DRIVE ALABASTER AL 35007

No title examination has been performed by the scrivener in connection with the preparation of this Quitclaim Deed

Subject to mortgage being executed and recorded simultaneously herewith in the principle amount of \$128,709.00.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals this 9th day of March 2017

Witnesses:

BRANDI PAIGE LAMAR NOW KNOWN AS

BRANDI P. ADAIR

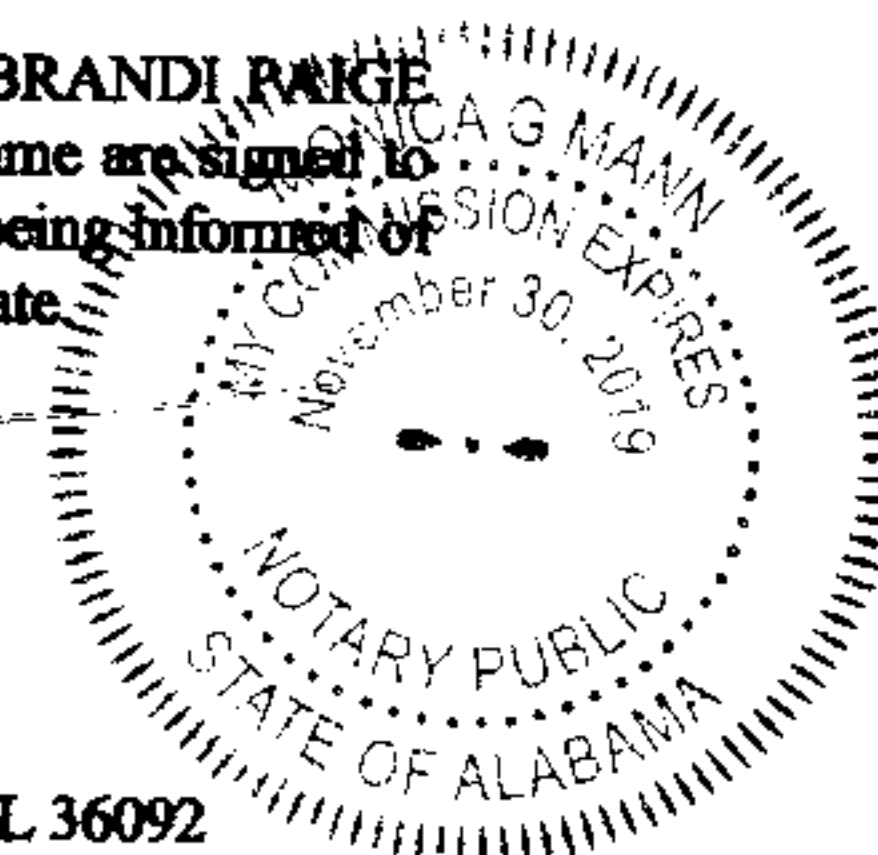
MARCUS SCOTT ADAIR

STATE OF ALABAMA COUNTY OF Elmore

I, the undersigned notary public, in and for said county and state, hereby certify that BRANDI PAIGE LAMAR NOW KNOWN AS BRANDI P. ADAIR AND MARCUS SCOTT ADAIR whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of this conveyance, they did execute the same voluntarily on the day the same bears date.

Given under my hand and seal this 9th day of March 2017

Notary Public My Commission Expires:



This instrument prepared by: Monica G Mann, Courtney & Mann, LLP PO Box 100 Wetumpka AL 36092

Shelby County, AL 04/06/2017
State of Alabama
Deed Tax: \$52.00

Real Estate Sales Validation Form

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

Grantor's Name Brandi Paige Lamar, nka Brandi P. Adair
Mailing Address 112 Dale Drive
Alabaster, AL
35007

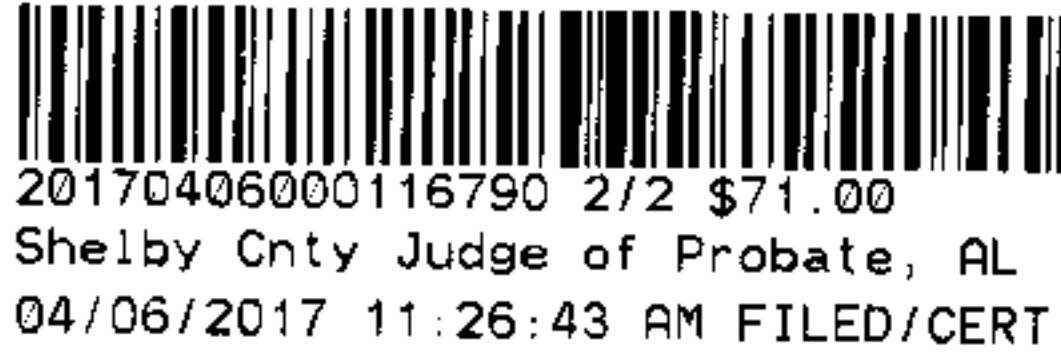
Grantee's Name Marcus Scott Adair
Mailing Address 112 Dale Drive
Alabaster, AL 35007

Property Address 112 Dale Drive
Alabaster, AL
35007

Date of Sale 3-9-17
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 value = \$51,820.00



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 1/2 value of tax assessor value

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 3/9/17

Print Savannah J. Deininger

☐ Unattested

Sign Savannah J. Deininger

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1