

Return To After Recording:

Niki A. Gartmann and Kevin L. Sherman
19 Monte Bello Lane
Montevallo, AL 35115
Reference Number: 10017065AL

Mail Tax Statements To:

Niki A. Gartmann and Kevin L. Sherman
19 Monte Bello Lane
Montevallo, AL 35115

Prepared By: **Sandra Wilkins**
Certified Document Solutions
c/o Attorney Bruce Clark
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Tax ID No.:
237350003023000

QUIT CLAIM DEED

This indenture Made this 8th day of July, 2017, by and between **NIKI A. GARTMANN, WHO ACQUIRED TITLE AS NIKI GARTMANN, A MARRIED WOMAN**, whose post office address is 19 Monte Bello Lane, Montevallo, AL 35115, as Grantor(s), and **NIKI A. GARTMANN AND KEVIN L. SHERMAN, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is 19 Monte Bello Lane, Montevallo, AL 35115, as Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 19 Monte Bello Lane, Montevallo, AL 35115

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded March 4, 2013 among the Official Property Records of Shelby County, Alabama as Instrument 20130304000087960.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor(s), either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

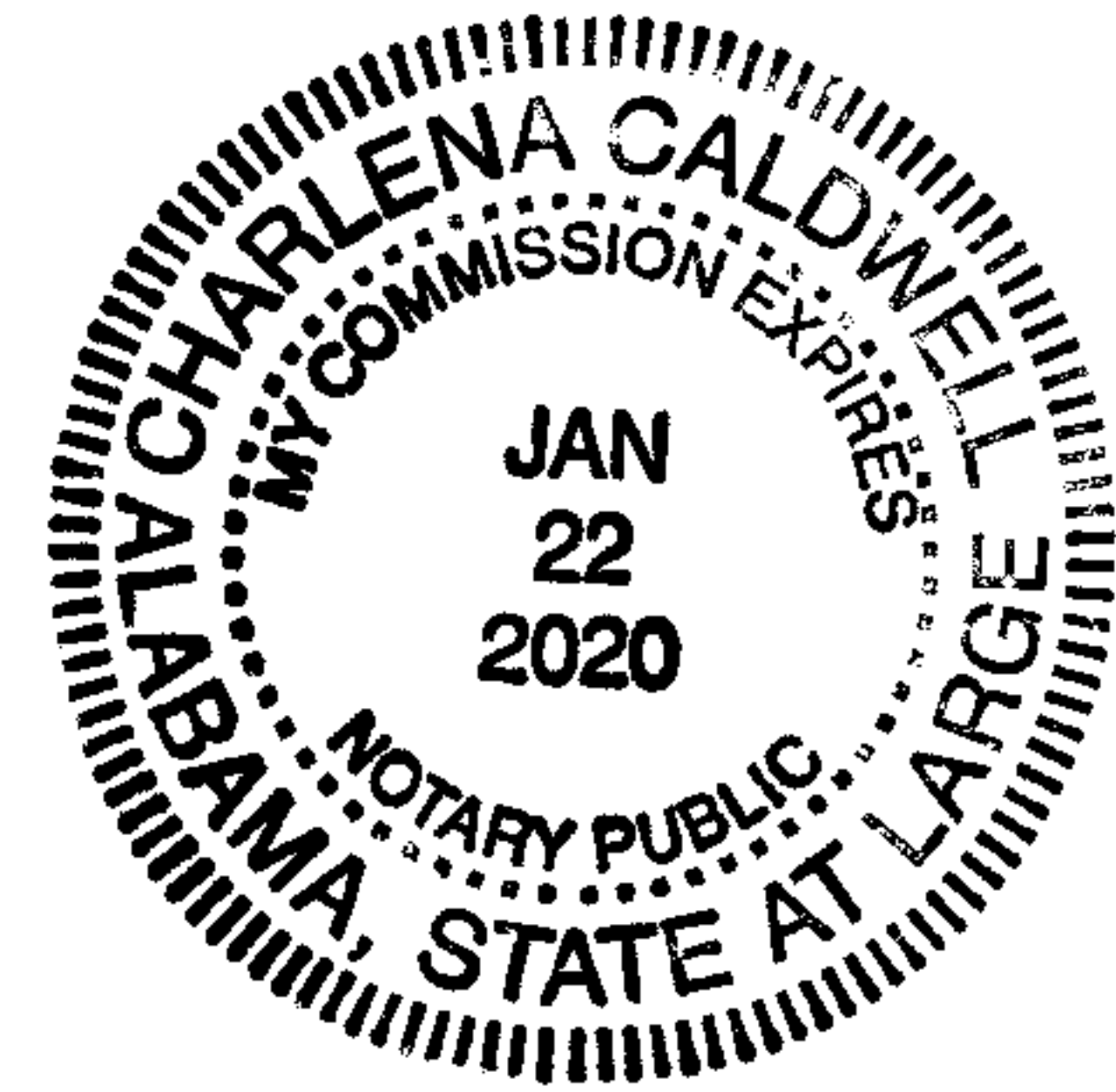
WITNESS the hands and seal of said Grantor this 8th day of July, 2017
Niki A. Gartmann
Niki A. Gartmann

STATE OF Alabama
COUNTY OF Shelby

I, Charlena Caldwell, a Notary Public in and for said County in said State, hereby certify that Niki A. Gartmann whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2017.

Charlena Caldwell
NOTARY PUBLIC
Printed Name: Charlena Caldwell
My Commission Expires: **Charlena Caldwell**
My Commission Expires
01/22/2020



Total Purchase Price of Fair Market Value: \$11,840.00

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

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

LOT 19, ACCORDING TO THE SURVEY OF MONTE BELLO AS RECORDED IN MAP BOOK 6, PAGE 23,
IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA

Real Estate Validation Form

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

Grantor's Name	<u>Niki A. Gartmann</u>	Grantee's Name	<u>Niki A. Gartmann</u>
Mailing Address	<u>19 Monte Bello Lane</u>	Mailing Address	<u>19 Monte Bello Lane</u>
	<u>Montevallo, AL 35115</u>		<u>Montevallo, AL 35115</u>
Property Address	<u>19 Monte Bello Lane</u>	Date of Sale	<u>07-08-2017</u>
	<u>Montevallo, AL 35115</u>	Total Purchase Price	<u>109,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 11,840.00</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check on) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	TAX CERT
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other	
<input checked="" type="checkbox"/> Closing Statement		

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 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).

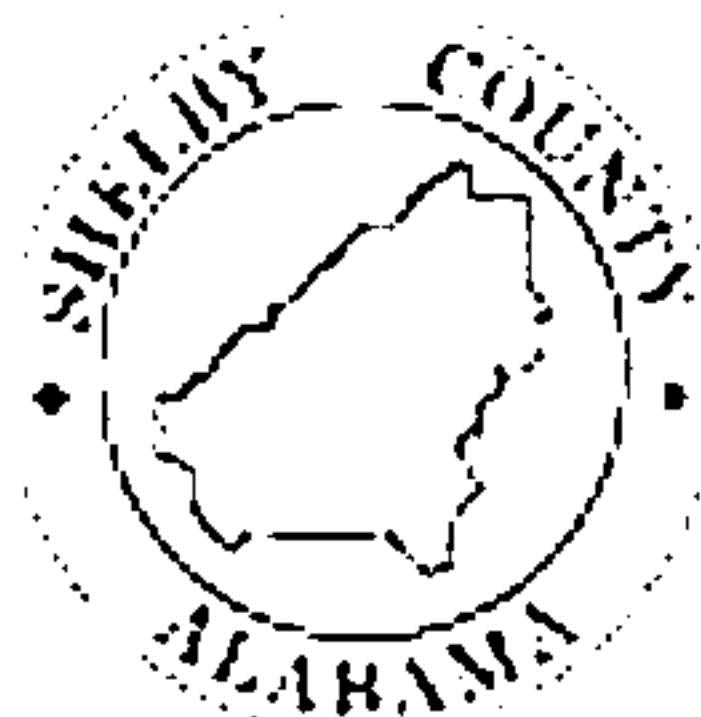
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-8-17 Print Niki A. Gartmann

Unattested Sign Niki A. Gartmann

(verified by) (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
 07/14/2017 08:37:31 AM
 \$36.00 CHERRY
 20170714000250930