

SEND TAX NOTICE TO:
Mr. Brian L. Smith
2435 Indian Lake Drive
Birmingham, AL 35244

This instrument was prepared by:
Trucks & Trucks
4505 Gary Avenue
Fairfield, AL 35064



20170724000264830 1/2 \$141.00
Shelby Cnty Judge of Probate, AL
07/24/2017 02:07:21 PM FILED/CERT

QUITCLAIM DEED

NO EXAMINATION OF TITLE MADE HEREIN

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of Ten Dollars (\$10.00) and pursuant to the terms and conditions of the Final Decree of Divorce in case number: DR 2016 900480, entered in the Circuit Court of Shelby County, Alabama, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned,

JULIE SCHWARZROCK O'BRIEN SMITH, a single woman,

(herein referred to as GRANTOR) hereby remises, releases, quit claims, grants, sells and conveys to

BRIAN L. SMITH, a single man,

(herein referred to as GRANTEE) all her right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, Block 6, according to the Survey of INDIAN VALLEY, SIXTH SECTOR, as recorded in Map Book 5, page 118, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to current taxes, restrictive covenants, rights of way, easements, reservations, and mortgages of record that apply to the hereinabove described real property.

Source of Title provided by GRANTEE

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 24th day of July, 2017.

WITNESS:

(SEAL) Julie Schwarzrock O'Brien Smith (SEAL)
Julie Schwarzrock O'Brien Smith

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in for said County, in said State, hereby certify that Julie Schwarzrock O'Brien Smith, a single woman, 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, and who has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of July, 2017, A.D.

Michelle Diane Beaulieu
Notary Public

Notary Public - Alabama State At Large
My Commission Expires
August 1, 2017
Bonded Thru Notary Public Underwriters

Shelby County, AL 07/24/2017
State of Alabama
Deed Tax: \$123.00

Real Estate Sales Validation Form

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

Grantor's Name JULIE O'BRIEN
Mailing Address 2435 INDIAN LAKE DR
BIRMINGHAM, AL 35244

Grantee's Name BRIAN L. SMITH
Mailing Address 2435 INDIAN LAKE DRIVE
BIRMINGHAM, AL
35244

Property Address SAME

Date of Sale 7.24.17
Total Purchase Price \$ _____



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 245,060.00 $\frac{1}{2}$

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 VALUATION

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 7.24.17

Print BRIAN L. SMITH

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1