

QUIT CLAIM DEED

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

20170724000265050 1/2 \$72.50
Shelby Cnty Judge of Probate, AL
07/24/2017 02:30:46 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and no/100 (\$1.00) [and other good and valuable considerations] in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JESSE BOWLING**, an unmarried man, hereby **REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS** to **DANIELLE BOWLING**, an unmarried woman.

hereinafter called Grantee, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LEGAL DESCRIPTION:

Lot 74 and the South 6 feet of Lot 75, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, Page 62, in the Probate Office of Shelby County, Alabama.

TITLE not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Civil Action, **Danielle Bowling v. Jesse Bowling; DR-2017-900006.00.**

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under hand and seal, this 19th day of July, 2017.

Witness:

Ashley Harris

**STATE OF ALABAMA)
Shelby COUNTY)**

JESSE BOWLING, GRANTOR

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **JESSE BOWLING**, 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 day the same bears date.

Given under my hand and official seal this 19th day of July, 2017.

Susan A. Warts

Notary Public My Commission Expires **March, 23, 2021**
My Comm. Exp. _____

This instrument was prepared by:

Name: Alyson Hood Rains
THE BLOOMSTON FIRM
2151 HIGHLAND AVE. S STE. 310
BIRMINGHAM, AL 35205

Send Tax Notice To:
DANIELLE BOWLING
736 CAHABA MANOR TRAIL
PELHAM, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Jesse Bowling
Mailing Address _____

Grantee's Name Danielle Bowling
Mailing Address 736 Cahaba Manor Trail
Pelham, AL 35124

Property Address 736 Cahaba Manor Trl
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$109,000 1/2 interest

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


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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 Danielle Bowling

X Unattested

Karen Melsen

(verified by)

Sign

Danielle Bowling

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1