

QUITCLAIM DEED Lawyers Title Insurance Corp. - Birmingham, Alabama

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Thousand Dollars (\$10,000) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Kaitlin B. Conti, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to Richard M. Conti (hereinafter called Grantee), an unmarried man, all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 29, according to the Survey of Park Forest, 7th Sector, Phase II, as recorded in Map Book 19, Page 169, 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, Shelby County, Alabama, Civil Action Number DR 2016-900216 (LMA).

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 1 day of August 2017.

Kaitlin B Conti

Kaitlin B. Conti

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify Kaitlin B. Conti, 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 same bears date.

Given under my hand and official seal this 1st day of August 2017.

Roelyn D. Green

NOTARY PUBLIC

This instrument was prepared by:

G. John Durward, Jr., Esquire
Durward & Durward
2015 Second Avenue North
Suite 100
Birmingham, AL 35203
(205) 324-6654

Send Tax Notice to:

Richard M. Conti
501 Grove Hill Tr.
Alabaster, AL 35007

Shelby County, AL 08/04/2017
State of Alabama
Deed Tax: \$95.50



20170804000282300 1/2 \$113.50
Shelby Cnty Judge of Probate, AL
08/04/2017 10:17:15 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kaitlin Conti
Mailing Address Gardendale Ar

Grantee's Name Richard Conti
Mailing Address 501 Grove Hill Trl

Property Address 501 Grove Hill Trl
Alabaster Ar 35007

Date of Sale 8/1/17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 190,500 1/2 = 95,250

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 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 8/4/17

Print Richard Conti

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20170804000282300 2/2 \$113.50
Shelby Cnty Judge of Probate, AL
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