

This instrument was prepared by:
L. Kenneth Moore, Attorney-at-Law
Address: 1714 4th Avenue North Bessemer, AL 35020

Send tax notice to:
Joseph Horton (Grantee)
1328 Legacy Drive(Address)
Birmingham, AL 35242

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

\$423,095 KNOW ALL MEN BY THESE PRESENTS, That in consideration of and Divorce Agreement and Decree, Case No.: DR-2017-900188.00 I, **MYRTIS ASHLEY HORTON** and **JOSEPH ABRAHAM HORTON** (hereinafter referred to as Grantors) hereby remises, releases, quitclaims, grants, sell, and conveys to **JOSEPH ABRAHAM HORTON**, (hereinafter referred to as Grantee), all her rights, title, interest, and claim to 1328 Legacy Drive Birmingham, AL 35242, the following described real estate, situated in Shelby County, Alabama:

Lot 518A, according to the Resurvey of Lots 7, 516 A and 518,
Common Area B, Greystone Legacy, 5th Sector, as recorded in Map
Book 35, page 6 in the Office of the Judge of Probate of Shelby
County.

(herein known as the "Property").

No title search or examination has been performed.

TO HAVE AND TO HOLD Unto the said Grantee, his/her heirs and assigns, forever. And I do for myself and for my heirs, executors, and administrators, covenant with said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that I have a good right to sell and convey the same as aforesaid, and that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantee, his/her heirs, executors, and assigns forever, against the lawful claims of all persons.

Preparer of this instrument makes no representation as to the validity of the title contained herein. This instrument was prepared from information furnished by the parties herein for which the preparer assumes no responsibility

WITNESS WHEREOF, I have hereto set my hand and seal this the 2nd day of October, 2017.

Shelby County, AL 10/03/2017
State of Alabama
Deed Tax: \$423.50

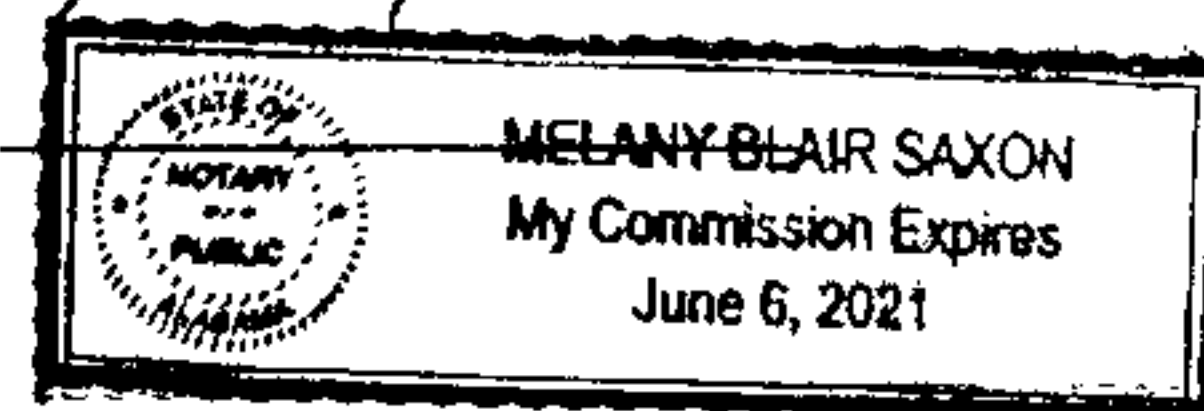

20171003000358760 1/3 \$444.50
Shelby Cnty Judge of Probate, AL
10/03/2017 08:11:56 AM FILED/CERT

Myrtis Ashley Horton
Myrtis Ashley Horton (Grantor)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **MYRTIS ASHLEY HORTON** whose names 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 24th day of September, 2017.

Melany Blair Saxon
Notary Public
Commission Expires:



Joseph Abraham Horton
Joseph Abraham Horton (Grantor)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **JOSEPH ABRAHAM HORTON** whose names 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 28 day of September, 2017.

Michael Rayner
Notary Public
Commission Expires: 9-18-19

Real Estate Sales Validation Form

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

Grantor's Name Murris Ashley Horton Grantee's Name Joseph Abraham Horton
Mailing Address 6029 English Village Lane Mailing Address 1328 Legacy Drive
Birmingham, AL 35242 Birmingham, AL 35242

Property Address 1328 Legacy Dr. Date of Sale 8-18-17
Birmingham, AL 35242 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 846,190 1/2 \$423,095

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 10/2/2017 Print JOSEPH HORTON
Unattested Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Verified by)



20171003000358760 3/3 \$444.50
Shelby Cnty Judge of Probate, AL
10/03/2017 08:11:56 AM FILED/CERT

Form RT-1