

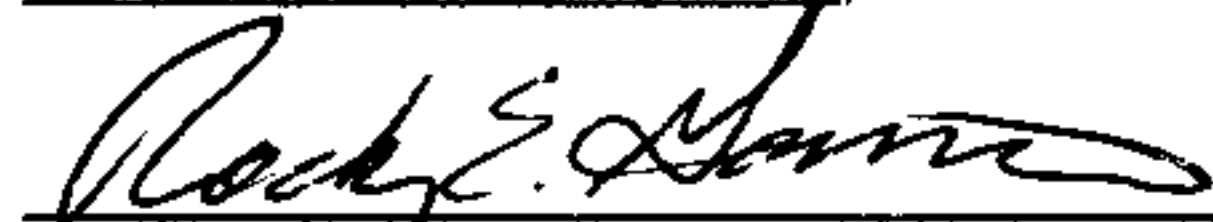
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Fifty Dollars (\$50.00) in hand paid to the undersigned, the receipt of which is acknowledged, the undersigned, Rocky E. Garrett, a married man and Christy B. Garrett, a married woman, do hereby grant, bargain, sell and convey unto Christy B. Garrett, hereinafter Grantee, all their right, title, interest, and claim in or to the following described real estate situated in Shelby County, State of Alabama, to wit:

See the attached Exhibit A for legal description.

TO HAVE AND TO HOLD unto the Grantee and unto her heirs and assigns, in fee simple.

IN WITNESS WHEREOF, the undersigned hereto sets his hand and seal this the 31 day of MARCH, 2018.



Rocky E. Garrett
A married man

State of Alabama
County of Shelby

I, a Notary Public, hereby certify that Rocky E. Garrett, whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Give under my hand this 31 day of MARCH, 2018.


Notary Public
My Commission Expires 9/3/18

IN WITNESS WHEREOF, the undersigned hereto sets her hand and seal this the 31 day of MARCH, 2018.



Christy B. Garrett
A married woman

State of Alabama
County of Shelby

I, a Notary Public, hereby certify that Christy B. Garrett, whose name is signed to the foregoing instrument or 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. Give under my hand this 31 day of MARCH, 2018.


Notary Public
My Commission Expires 9/3/18

This instrument prepared by:



Lee Borden
Alabama Family Law Center
PO Box 780446
Tallahassee, AL 36078
334-226-0496



Shelby County, AL 04/16/2018
State of Alabama
Deed Tax: \$133.00


20180416000124930 1/3 \$154.00
Shelby Cnty Judge of Probate, AL
04/16/2018 08:24:30 AM FILED/CERT

EXHIBIT "A"

Unit 105, Building 24, in Edenton, a Condominium, as established by that certain Declaration of Condominium, which is recorded in Instrument # 20070420000184480, in the Probate Office of Shelby County, Alabama, First Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070508000215560, Second Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070522000237580, Third Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070606000263790, Fourth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070626000297920, Fifth Amendment to Declaration of Condominium of Edenton as recorded in Instrument # 20070817000390000, Sixth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20071214000565780, Seventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080131000039890, Eighth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080411000148760, Ninth Amendment to the Declaration of Condominium of Edenton as recorded in Instrument No. 20080514000196360, Tenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20080814000326660, Eleventh Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20081223000473570, Twelfth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090107000004030, Thirteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090415000138180 and Fourteenth Amendment to Declaration of Condominium of Edenton as recorded in Instrument No. 20090722000282160, and any amendments thereto, to which Declaration of Condominium a plan is attached as Exhibit "C" thereto, and as recorded as the Condominium Plat of Edenton a Condominium, in Map Book 38, Page 77, and First Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 4, and the 2nd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 79, and the 3rd Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 39, Page 137 and the 4th Amended Condominium Plat of Edenton, a condominium as recorded in Map Book 40, Page 54, and any future amendments thereto, Articles of Incorporation of Edenton Residential Owners Association, Inc. as recorded in Instrument # 20070425000639250 in the Office of the Judge of Probate of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of Edenton Residential Owners Association, Inc. are attached as Exhibit "B" thereto, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium set out in Exhibit "D". Together with rights in ad to that certain Non-Exclusive Roadway Easement as set out in Instrument # 20051024000550530 in the Office of the Judge of Probate of Shelby County, Alabama.



20180416000124930 2/3 \$154.00
Shelby Cnty Judge of Probate, AL
04/16/2018 08:24:30 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	<u>Rocky Garrett</u>	Grantee's Name	<u>Christy Garrett</u>
Mailing Address	<u>24105 Portobello Rd</u> <u>Bham 35242</u>	Mailing Address	<u>24105 Portobello Rd</u> <u>Bham 35242</u>
Property Address	<u>24105 Portobello Rd</u> <u>Bham AL 35242</u>	Date of Sale	<u>3/31/18</u>
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	<u>\$25,700 1/2 132,850</u>

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 4/16/18
Unattested

Print CHRISTY GARRETT
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20180416000124930 3/3 \$154.00
Shelby Cnty Judge of Probate, AL
04/16/2018 08:24:30 AM FILED/CERT

Form RT-1