

Return to:
First American Title Insurance Co.
Attn: National Recording
1100 Superior Avenue, Suite 200
Cleveland, OH 44114

Order Number:
51525588LA

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Future Tax Notices to:
3026 North Grande View Cove
Maylene, AL 35114

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **WALTER CARR**, an unmarried man, and **ANGELA CARR**, an unmarried woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **WALTER CARR**, an unmarried man, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 930, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase 2, as recorded in Map Book 27, Page 85, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20040927000532590.

Parcel ID Number: 23 5 16 0 002 023.000

Commonly Known As: Maylene, AL 3511435114

Fair Market Value: \$282,600.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.


This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

This Deed is executed pursuant to the Final Decree of Divorce dated February 24, 2016, in Shelby County Court, Case Number 58-DR-2014-980619.00, between WALTER CARR & ANGELA CARR.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by First American Title Insurance Co.

[SPACE INTENTIONALLY LEFT BLANK]


20180423000134670 1/3 \$162.50
Shelby Cnty Judge of Probate, AL
04/23/2018 10:25:11 AM FILED/CERT

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 23 day of April, 2018.


WITNESS

GRANTOR (2 of 2):

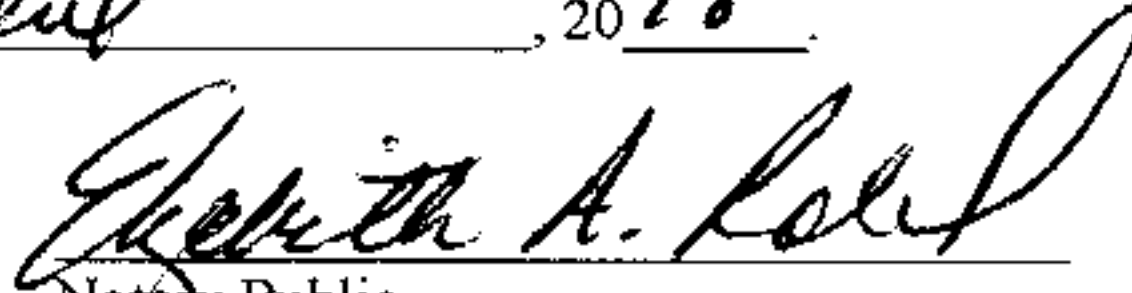

ANGELA CARR

STATE OF ALABAMA)
COUNTY OF Shelby)


I, Elizabeth A. Roland, a Notary Public for the State of Alabama, do hereby certify that ANGELA CARR, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of April, 2018.

(NOTARY SEAL)


Notary Public
My commission expires: 6/10/2018

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464


20180423000134670 2/3 \$162.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name _____
Mailing Address Angela Carr
1463 Hwy 41 E, Sandy Hook,
MS

Grantee's Name Walter Carr
Mailing Address 3026 N Grande View Cove
Maylene AL 36114

Property Address 3026 N. Grande View Cove
Maylene AL 36114

Date of Sale 4/23/18
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 282,600 1/2 141,300

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

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 4/23/18
Unattested

Print Walter Carr
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

20180423000134670 3/3 \$162.50
Shelby Cnty Judge of Probate, AL
04/23/2018 10:25:11 AM FILED/CERT

Form RT-1