

18-908DO

SEND TAX NOTICE TO:

Johnny Taylor
293 Grey Oaks Drive, Pelham, AL 35124

20180507000154020 1/2 \$180.50
Shelby Cnty Judge of Probate, AL
05/07/2018 09:21:22 AM FILED/CERT

**QUIT CLAIM DEED
JOINT TENANCY**

State of Alabama
County of Shelby

That in consideration of Ten and 00/100 (\$10.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

Johnny Taylor and Janel Taylor, Husband and Wife,

herein referred to as grantor does grant bargain, sell and convey unto

Johnny Taylor and Janel Taylor

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the County of Shelby, State of Alabama:

Lot 113, according to the Survey of Final Plat Grey Oaks Sector 1, as recorded in Map Book 38, Page 148, in the Probate Office of Shelby County, Alabama.

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

SUBJECT TO AN OUTSTANDING MORTGAGE IN THE AMOUNT OF \$310500.00.

Subject to:

1. Taxes for the year 2018 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD to said GRANTEES as Joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF the undersigned has set 2 hands and seals on this 3rd day of May, 2018

Johnny Taylor

Janel Taylor

(STATE OF ALABAMA)
(COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Johnny Taylor and Janel Taylor, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 3rd day of May, 2018

8/26/21 Commission Expires 3/3/2021
Notary Public

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, Gardendale, AL 35071

Shelby County, AL 05/07/2018
State of Alabama
Deed Tax: \$162.50

Real Estate Sales Validation Form

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

Grantor's Name _____ Grantee's Name _____
Mailing Address _____ Mailing Address _____

Property Address 293 Grey Oaks Dr. Date of Sale _____
Pelham, AL Total Purchase Price \$ _____

35124 or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 Assessed value \$ 324,900

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 1/2 assessed value of

1/2 = 162,450
1/2 = 324,900

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 5/7/18

Print _____

☒ Unattested

(Signature)
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20180507000164020 2/2 \$180.50
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