

Prepared By:

Brandi Morgan Peoples
2209 Pup Run
Helena, Alabama 35080

After Recording Return To:

Brandi Morgan Peoples
2209 Pup Run
Helena, Alabama 35080



20180508000157320 1/5 \$98.50
Shelby Cnty Judge of Probate, AL
05/08/2018 02:36:19 PM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On May 01, 2018 THE GRANTOR(S),

- Joel Lee Peoples and Brandi Morgan Peoples, a formerly married couple who were divorced on November 13, 2017,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Brandi Morgan Peoples, a single person, residing at 2209 Pup Run, Helena, Shelby County, Alabama 35080

the following described real estate, situated in Helena, in the County of Shelby, State of Alabama:

Legal Description:

2209 Pup Run Helena, AL 35080 Lot 3, Block C, according to the survey of amended map of Fox Haven first sector, as recorded in map book 7, page 86, in the probate office of Shelby County, Alabama


Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Shelby County, AL 05/08/2018
State of Alabama
Deed Tax: \$71.50

Tax Parcel Number: 13 8 27 2 001 002.017

Mail Tax Statements To:
Brandi Morgan Peoples
2209 Pup Run
Helena, Alabama 35080

[SIGNATURE PAGE FOLLOWS]



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Grantor Signatures:

DATED: 5-1-18

Joel Lee Peoples
Joel Lee Peoples
2209 Pup Run
Helena, Alabama
35080

DATED: 5-1-18

Brandi Morgan Peoples
Brandi Morgan Peoples
2209 Pup Run
Helena, Alabama
35080

STATE OF ALABAMA, COUNTY OF SHELBY, ss:


On this 1st day of May, 2018, before me,
Riva J. Gregory, personally appeared Joel Lee Peoples, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Riva J. Gregory
Notary Public

Assistant Branch Manager
Title (and Rank)

My commission expires 11/16/2020


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STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 1st day of May, 2018, before me,
Riva J Gregory, personally appeared Brandi Morgan Peoples, known
to me (or satisfactorily proven) to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.

Riva J Gregory
Notary Public

Signature of person taking acknowledgment

Assistant Branch Manager
Title (and Rank)

My commission expires 11/16/2020



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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 Joel Lee Peoples / Brandi Morgan Peoples Grantee's Name Brandi Morgan Peoples
Mailing Address _____

Property Address 2209 Pup Run
Helena, AL 35080

Property Address _____

Date of Sale 5-1-18
Total Purchase Price \$ 143,000.00

or
Actual Value \$ 1/2 = 71,500.00

or
Assessor's Market Value \$ _____

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 in property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest in property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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, including 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 5-8-18

Print Brandi Morgan Peoples

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1