

Prepared By:

Leslie M Griffin
203 Bethel Road NE
Hartselle, Alabama 35640

After Recording Return To:

Brian K Griffin
203 Bethel Road NE
Hartselle, Alabama 35640

Shelby County, AL 05/11/2018
State of Alabama
Deed Tax: \$5.00


20180511000162220 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
05/11/2018 11:08:25 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 26, 2017 THE GRANTOR(S),

- Mcagan B Griffin, a single person,

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

- Brian K Griffin and Leslie M Griffin, a married couple, residing at 203 Bethel Road NE, Hartselle, Morgan County, Alabama 35640
- the following described real estate, situated in Helena, in the County of Shelby, State of Alabama:

Legal Description:

Lot 14, according to the Survey of Somerset Townhomes, as recorded in Map book 10, page 14, in the Probate Office of Shelby County, Alabama; being situated in 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.

Tax Parcel Number: 13 8 28 1 001 005.013

Grantor Signatures:

DATED: 11-27-2017

Meagan B. Griffin

Meagan B Griffin

1224 SE Reynolds St

Portland, Oregon, 97202

STATE OF ALABAMA, COUNTY OF MORGAN, ss:

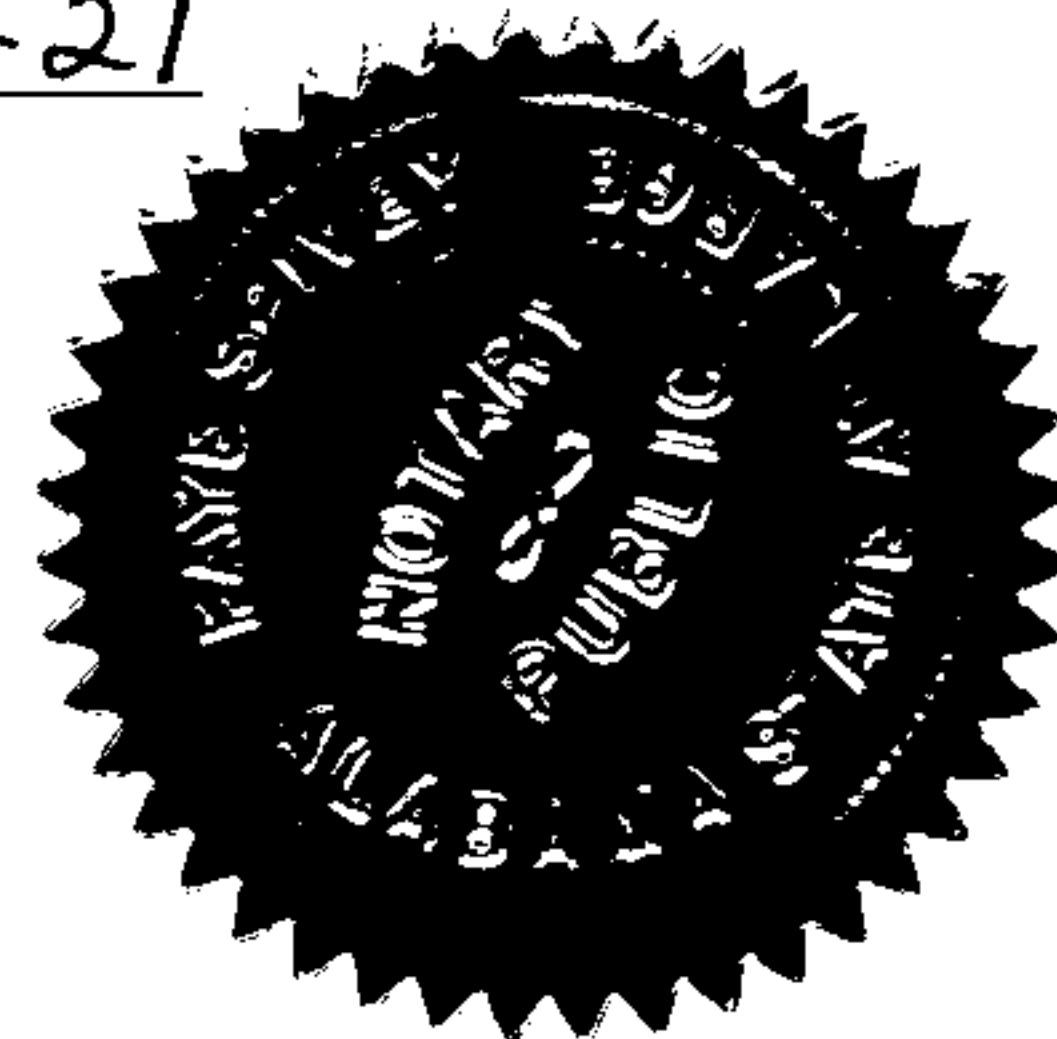
On this 27 day of November, 2017, before me,
Faye Spirey, personally appeared Meagan B Griffin, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same as for the purposes therein contained.

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

Faye Spirey
Notary Public

Notary, State At Large
Title (and Rank)

My commission expires 11-15-21



20180511000162220 2/3 \$26.00
Shelby Cnty Judge of Probate, AL
05/11/2018 11:08:25 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 Megan B. Griffin
Mailing Address 203 Bethel Rd NE
Hartselle AL 35640

Grantee's Name Brian Griffin
Mailing Address 203 Bethel Rd NE
Hartselle AL 35640

Property Address 1928 Hwy 58
Helena AL
35080

Date of Sale 11-26-17
Total Purchase Price \$5000.00

or
Actual Value \$

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 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 _____

Print Mike T. Atkinson

Unattested _____

Sign Mike P. Atkinson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180511000162220 3/3 \$26.00
Shelby Cnty Judge of Probate, AL
05/11/2018 11:08:25 AM FILED/CERT