

This instrument was prepared by:
CRITTENDEN PARTNERS, P.C.
Attorneys at Law
One Independence Plaza, Suite 305
Birmingham, AL 35209

Please send tax notice to:
William Andrew Baldy
833 Aberlady Place
Birmingham, AL 35242

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the Final Judgment of Divorce issued in DR-2017-900718.00 in the Circuit Court of Shelby County, Alabama, and other good and valuable consideration to Victoria Dawn Baldy, an unmarried woman, (hereinafter called Grantor), the receipt and sufficiency whereof is hereby acknowledged, the undersigned Grantor hereby remises, releases, quitclaims, grants and conveys to William Andrew Baldy, an unmarried man, (hereinafter called Grantee), all of her right, title, interest and claim in or to the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 938, according to the Survey of Greystone Legacy, 9th Sector, as Recorded in Map Book 32, Page 44 A and B, in the Probate Office of Shelby County, Alabama. Subject to current taxes, easements and restrictions of record.

TO HAVE AND TO HOLD to said GRANTEE, William Andrew Baldy, his heirs and assigns forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, AND THE PREPARER OF THIS INSTRUMENT ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

Given under my hand and seal this 3rd day of May, 2018.


VICTORIA DAWN BALDY

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Victoria Dawn Baldy, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

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



20180530000189370 1/2 \$344.00
Shelby Cnty Judge of Probate, AL
05/30/2018 02:10:08 PM FILED/CERT


NOTARY PUBLIC
My Commission Expires: 11/24/19

Real Estate Sales Validation Form

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

Grantor's Name V. Dawn Baldy
Mailing Address 11207 Retreat Lane
Birmingham AL
35242

Grantee's Name William Andrew Baldy
Mailing Address 833 Aberlady Place
Birmingham AL 35242

Property Address 833 Aberlady Pl.
Birmingham AL
35242

Date of Sale May 3rd 2018
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$151,600 1/2 = 325,800

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 5-30-18

Print William Andrew Baldy

☒ Unattested

Karen Melsen
(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

