

**This instrument prepared by:**

Jim Pino, Esq.  
Attorney at Law  
363 Canyon Park Dr.  
Pelham, AL 35124  
Telephone: 205/663-1581

**SEND TAX NOTICE TO:**  
GINNY DAVIS  
163 WILLOW VIEW LANE  
WILSONVILLE, AL 35186

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA )

SHELBY COUNTY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **JARRED DAVIS**, a single man, hereby releases, quitclaims, grants, sells, and conveys to **GINNY DAVIS**, a single woman (hereinafter called GRANTEE), all her right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:


Lot 221, according to the Final Plat of Willow Oaks, as recorded in Map Book 38, Page 137-A and 138-B, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated 05/22/2018 in the Circuit Court of Shelby County, Alabama, Case Number: DR-2018-906011.00.

**TO HAVE AND TO HOLD** to said GRANTEE forever.

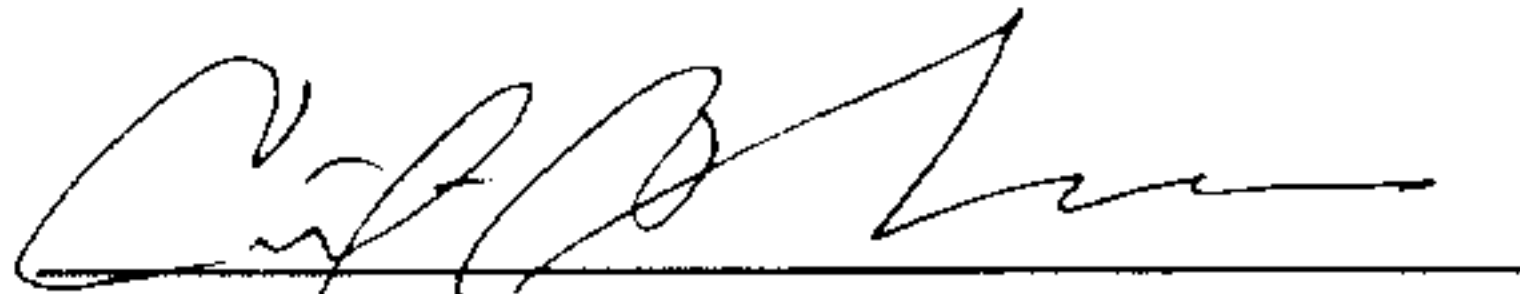
Given under my hand and seal, this 22<sup>nd</sup> day of May, 2018.

  
JARRED DAVIS (Seal)

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jarred Davis, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22<sup>nd</sup> day of May, A.D., 2018.

  
Notary Public  
Commission Expires: 3/18/2020



20180613000208490 2/3 \$114 50  
Shelby Cnty Judge of Probate: AL  
06/13/2018 08:27:18 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 GINNY DAVIS  
Mailing Address JARRED W. DAVIS

Grantee's Name GINNY DAVIS  
Mailing Address 163 WILLOW VIEW LANE  
WILSONVILLE, AL. 35786

Property Address 163 WILLOW VIEW LANE  
WILSONVILLE AL 35786

Date of Sale 2008

Total Purchase Price \$ 174,000

or

Actual Value

\$

or

Assessor's Market Value \$ 186,600 / \$93,300

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 6/13/18

Unattested

Print

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

