

Prepared By

Name: Erin Anners
Address: 6138 Eagle Point Cir
Birmingham
State: AL Zip Code: 35242

After Recording Return To

Name: Erin Anners
Address: 6138 Eagle Point Cir
Birmingham
State: AL Zip Code: 35242



20180810000286560 1/3 \$211.50
Shelby Cnty Judge of Probate, AL
08/10/2018 11:30:44 AM FILED/CERT

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$ 1.00) in hand paid to Jeffrey K. Anners, a married male, residing at 2013 Fairbank Circle County of Shelby, City of Chelsea, State of Alabama (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Erin Anners, a divorced female, residing at 6138 Eagle Point Cir County of Shelby, City of Birmingham, State of Alabama (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 805, according to the survey of Eagle Point, 8th Sector,
Phase I, as recorded in Map Book 24, Page 127 A and B,
in the Probate Office of Shelby County, Alabama.

[INSERT LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

[Signature]
Grantor's Signature
Jeffrey K Anners
Grantor's Name
2013 Fairbank Circle
Address
Chelsea, AL 35043
City, State & Zip

[Signature]
Grantee's Signature
Erin Anners
Grantee's Name
6138 Eagle Point Cir
Address
Birmingham, AL 35242
City, State & Zip

In Witness Whereof,

[Signature]
Witness's Signature
Kyle Clary
Witness's Name
105 LAKE RIDGE DR.
Address
TRUSSVILLE, AL 35173
City, State & Zip

[Signature]
Witness's Signature
Dara L. Tribble
Witness's Name
3348 Sandhurst Rd.
Address
Birmingham, AL 35223
City, State & Zip

STATE OF ALABAMA)


COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Anners & Erin Anners whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of August, 20 18

[Signature]
Notary Public

My Commission Expires: 9/29/21


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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 Jeffrey K Anners
Mailing Address 2013 Fairbank Circle
Chelsea, AL 35043

Grantee's Name Erin Anners
Mailing Address 6138 Eagle Point Cir
Birmingham, AL 35242

Property Address 6138 Eagle Point Cir
Birmingham, AL 35242

Date of Sale 09/01/2015
Total Purchase Price \$382,500 1/2 = 190,250
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 08/09/2018

Print Erin Anners


☐ Unattested

Sign 

(verified hv)

(Grantor/Grantee/Owner/Agent) circle one

eForms


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Form RT-1