


Prepared by: Joe Ausman
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P.O. Box 3570
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Shelby County, AL 09/04/2018
State of Alabama
Deed Tax: \$32.50

QUIT CLAIM DEED

**THE STATE OF ALABAMA
SHELBY COUNTY**


20180904000316690 1/3 \$53.50
Shelby Cnty Judge of Probate, AL
09/04/2018 01:07:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of One and no/100 (\$1.00) Dollar, to Jason T. O'Brien, a single man, in hand paid by Melissa McGhee O'Brien, the receipt whereof is hereby acknowledged, I do remise, release, quit claim and convey to the said Melissa McGhee O'Brien all of my right, title, interest and claim in or to the following described real estate, to wit:

Lot 18, according to the Map and Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Page 84 A & B, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

Recital: This deed was prepared from a legal description as furnished by Melissa McGhee O'Brien. No title search was requested nor provided.

Recital: This deed is executed pursuant to a Final Judgment of Divorce between Jason Thomas O'Brien and Melissa McGhee O'Brien, Circuit Court of Shelby County, Alabama Case No. Dr-2018-900291.00 dated June 19, 2018.

Jason Thomas O'Brien and Jason T. O'Brien are one and the same person.

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Melissa McGhee O'Brien, her heirs and assigns forever.

Given under my hand and seal this 29th day of August, 2018.

 (Seal)
JASON T. O'BRIEN

The State of Alabama
Shelby County

I, KENNY JOE AUSMAN, a notary public in and for said County, in said State, hereby certify that Jason T. O'Brien, 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, this 29th day of August, 2018.



NOTARY PUBLIC

My commission expires: 12/27/2021



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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 Jason T. O'Brien
Mailing Address

Grantee's Name Melissa McGhee O'Brien
Mailing Address 1008 Independence Court
ALABASTER, AL 35007

Property Address 1008 Independence Ct
ALABASTER, AL 35007

Date of Sale August 29, 2018

Total Purchase Price \$ 32,250.00

Actual Value \$

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
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 8/29/18

Print JASON T. O'BRIEN

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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