

(Description supplied by Grantee. No verification of title or compliance with governmental requirements has been made by preparer of deed)

This Instrument was prepared by:

Harwell Law Firm LLC  
201 Forrest Parks Road  
Sterrett, AL 35147  
[Scott@HarwellLaw.com](mailto:Scott@HarwellLaw.com)  
(205) 999-1099

Send Tax Notice to:

Debra Lowery Russell  
542 McGuire Road  
Pelham, AL 35124

STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

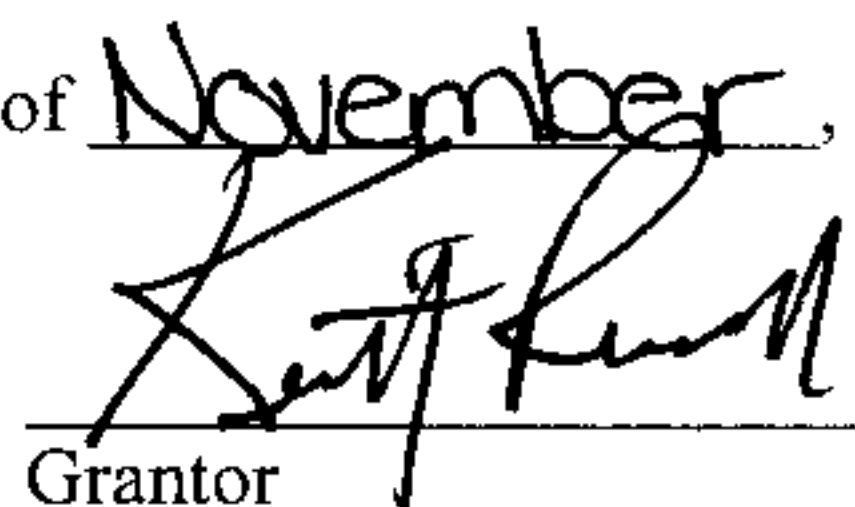
**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration based on the Divorce Settlement Agreement of the Grantor and Grantee, in hand paid to Keith Russell, a married man, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to Debra Lowery Russell, a married woman, (hereinafter called Grantee, all of the Grantor's right, title, and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**LOT 1, according to the Survey of Foxglove Farm, as recorded in Map Book 24, Page 51, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 9<sup>th</sup> day of November, 2018.


 (SEAL)  
Grantor

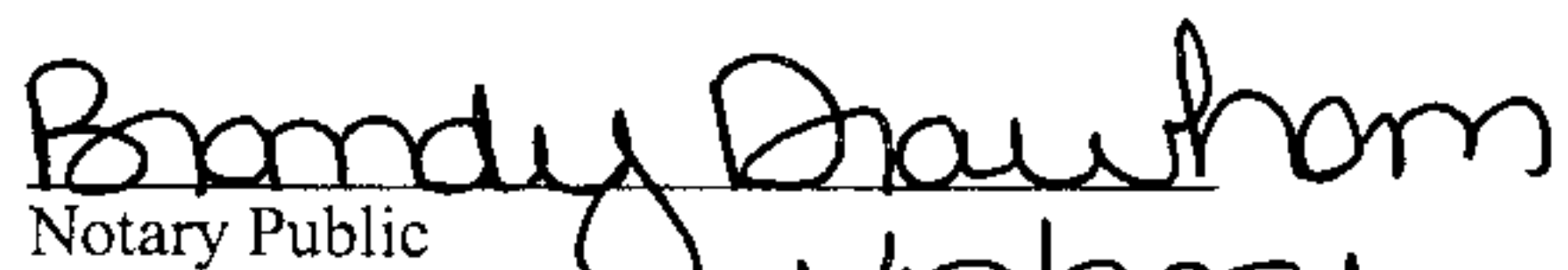
STATE OF ALABAMA )  
 )  
SHELBY COUNTY )

**ACKNOWLEDGMENT**

I, Brandy Drawhorn, a Notary Public in and for said County, in said State, do hereby certify that Keith Russell, 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 9<sup>th</sup> day of November, 2018.

  
20181210000429390 1/2 \$128.50  
Shelby Cnty Judge of Probate, AL  
12/10/2018 09:49:42 AM FILED/CERT

  
Notary Public  
My commission expires: 1/13/2021

Shelby County, AL 12/10/2018  
State of Alabama  
Deed Tax: \$110.50



# Real Estate Sales Validation Form

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

Grantor's Name Keith Russel  
Mailing Address Shelby County  
Albion

Grantee's Name Debra Lowery Russel  
Mailing Address 542 McGuire Road  
Delham AL 35124

Property Address 542 McGuire Road  
Delham AL 35124

Date of Sale 11/9/19  
Total Purchase Price \$ 0

or  
Actual Value \$ /

or  
Assessor's Market Value \$ 220,800 1/2 = 110,400



20181210000429390 2/2 \$128.50  
Shelby Cnty Judge of Probate, AL  
12/10/2018 09:49:42 AM FILED/CERT

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 tax Asses  
☐ 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 12/10/19

Print Scott Hamer

Unattested

(verified by)

Sign Scott Hamer  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1