

THIS INSTRUMENT WAS PREPARED BY:

Crew Law Group, PC
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Birmingham, Alabama 35203

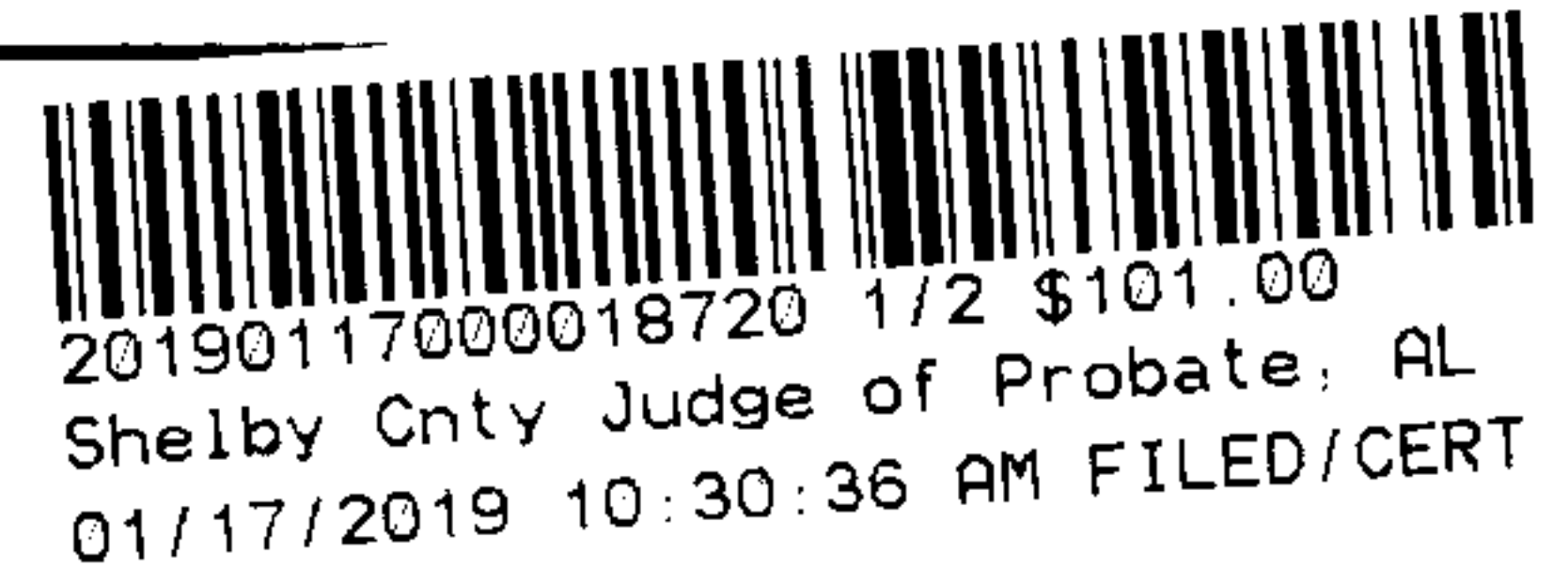
SEND TAX NOTICE TO:

Adrian Ingrey
462 Cedar Grove Lane.
Maylene, AL 35114

STATE OF ALABAMA)

SHELBY COUNTY)

QUIT CLAIM DEED



KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00) Dollars, in hand paid to Terri M. Ingrey (aka Teri Reese Ingrey), the receipt whereof is hereby acknowledged, Terri M. Ingrey hereby **REMISES, RELEASES, QUIT CLAIMS, GRANTS, SELLS AND CONVEYS** to Adrian Ingrey (hereinafter called the Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Cedar Grove at Sterling Gate Sector 1, Phase 2, as recorded in Map Book 24, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama.

TITLE not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to a Final Judgment of Divorced rendered by Judge agnes Chappell, in the Circuit Court of Jefferson County, Alabama, Civil Action No. DR 2018-900414, Adrian Ingrey v. Teri Reece Ingrey.

Subject to the ad valorem taxes for the tax year 2018.

Subject to all easements, covenants and restrictions of record.

Subject to all mortgages.

The attorney makes no certification as to the title or legal description herein.

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

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

(Seal)

STATE OF ALABAMA)

JEFFERSON COUNTY)

) Alabama

)

) Limestone

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Terri M. Ingrey, personally appeared and 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Sworn to and subscribed before me this the 29th day of November, 2018.

Wanda S Hogan
NOTARY PUBLIC

My Commission Expires: July 6, 2020

Real Estate Sales Validation Form

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

Grantor's Name ADRIAN + TERI INGREY
Mailing Address _____

Grantee's Name ADRIAN INGREY
Mailing Address _____

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 165 500 82 750

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 1.19.19

Print _____

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190117000018720 2/2 \$101.00
Shelby Cnty Judge of Probate, AL
01/17/2019 10:30:36 AM FILED/CERT