


RECORDING REQUESTED BY:
COURTNEI MCDANIEL
217 KENNISTON DALE
PELHAM, AL 35124


20190123000023700 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/23/2019 10:18:56 AM FILED/CERT

PREPARED BY:
LYNN BYRD, AL BAR NO. ASB6789D60L
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:
COURTNEI MCDANIEL
217 KENNISTON DALE
PELHAM, AL 35124

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 16 day of January, 2019, by first party **COURTNEI MCDANIEL, FORMERLY KNOWN AS COURTNEIRUFFIN A MARRIED WOMAN WHO ACQUIRED TITLE WITH NO MARITAL STATUS** whose mailing address is 217 KENNISTON DALE, PELHAM, AL 35124 to second party, **COURTNEI MCDANIEL, A MARRIED WOMAN** whose mailing address is 217 KENNISTON DALE, PELHAM, AL 35124.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of PELHAM, County of SHELBY, State of ALABAMA to wit:

SITUATED IN THE CITY OF PELHAM, COUNTY OF SHELBY AND STATE OF ALABAMA:

LOT #1506, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN PLAT BOOK 38, AT PAGE 25, RECORDING NUMBER 20090706000256900 (PARCEL ID NO: 14-8-27-3-004-035.000) 217 KENNISTON DALE), SUB: KENNISTON AT BALLANTRAE FINAL PLAT. LOT DIMENSION 75.94X136.65, .22 ACRES.

APN: 14 8 27 3 004 035.000

Property Address: 217 KENNISTON DALE, PELHAM, AL 35124

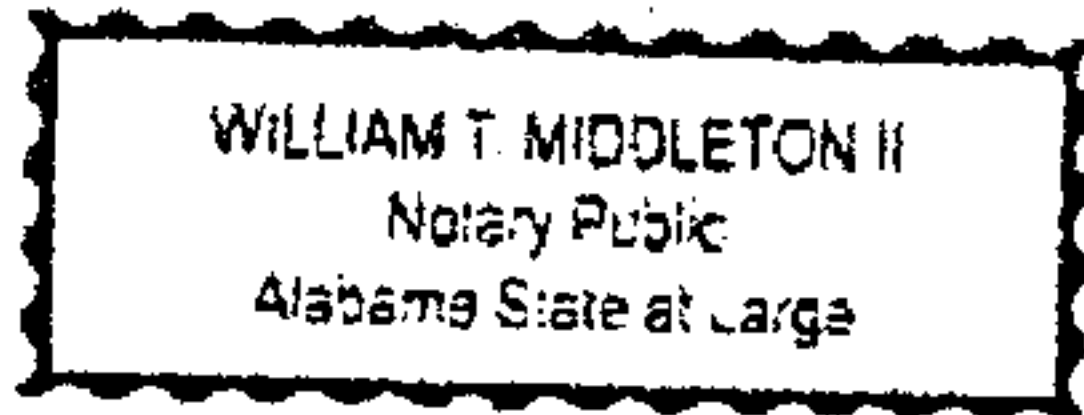


IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Courtnei Mcdaniel, F/K/A Courtnei Ruffin
COURTNEI MCDANIEL, F/K/A COURTNEI RUFFIN

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, William T. Middleton II, a Notary Public, hereby certify that **COURTNEI MCDANIEL, F/K/A COURTNEI RUFFIN**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this day of 16 January, 2019.



William T. Middleton II
Notary Public William T. Middleton II
Exp. 10/21/2019

Real Estate Sales Validation Form

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

Grantor's Name COURTNEI MCDANIEL
Mailing Address 217 Kenniston Dale
Pelham, AL 35124

Grantee's Name COURTNEI MCDANIEL
Mailing Address 217 Kenniston Dale
Pelham, AL 35124

Property Address 217 Kenniston Dale
Pelham, AL 35124

Date of Sale
Total Purchase Price \$



201901231 20190123000023700 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
01/23/2019 10:18:56 AM FILED/CERT

or
Actual Value \$
DEEDS 3/3 or
Assessor's Market Value \$ 244,000.00

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 Assessor's Information

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 1/16/19
Unattested

Print Courtnei McDaniel
Sign Courtnei McDaniel
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/23/2019 10:18:56 AM
\$22.00 CHERRY
20190123000023700

Allen S. Boyd