

Prepared By

Name: Lindsay Percival
Address: 4012 Saddle Run
Circle Pelham
State: AL Zip Code: 35124

After Recording Return To

Name: Lindsay Percival
Address: 4012 Saddle Run
Circle Pelham
State: AL Zip Code: 35124



20190214000047620 1/3 \$96.50
Shelby Cnty Judge of Probate, AL
02/14/2019 10:56:49 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
per divorce decree (\$

Jay Garrett, a single individual, residing at 5303 Mt Park Dr.
County of Shelby, City of Indian Springs, State of AL

(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to

Lindsay Percival, a single individual residing at 4012 Saddle Run Cir
County of Shelby, City of Pelham, State of AL

(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 33, according to the Survey of Saddle Run
Subdivision, as recorded in Map Book 11, Page 28,
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
Jay Garrett
Grantor's Name
5703 MH Pk Dr
Address
Pelham AL 35127
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

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 Jay Garrett 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 5th day of February, 2017.

Heather W Melnick
Notary Public



My Commission Expires: My Commission Expires
October 6, 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 JAY GARRETT
Mailing Address 4012 Saddle Run
Park Dr, Indian
Springs, 35124

Grantee's Name Lindsay Percival
Mailing Address 4012 Saddle Run
Circle Pelham AL
35124

Property Address 4012 Saddle
Run Circle
Pelham AL
35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 151,000 1/2 75,500

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 2/14/2019

Print Lindsay Percival

☐ Unattested

Sign

(Signature)
(Grantor/Grantee/Owner/Agent) circle one

(verified hv)



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eForms

Form RT-1