

This instrument prepared by:
Daniel H. Chambers, Attorney at Law, P.C.
2081 Columbiana Road
Suite 16
Birmingham, Alabama 35216

Tax Assessors Note:
Mail Tax Notice to:
David Colby Hill
3001 Madison Lane
Chelsea, Alabama 35043

QUIT CLAIM DEED

TITLE NOT CHECKED BY PREPARER

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to Kelli Hill, a single woman, in hand paid by David Colby Hill, a single man, the receipt whereof is hereby acknowledged, the said Kelli Hill, does remise, release, quit claim and convey to the said David Colby Hill, all right, title, interest and claim (including any rights of survivorship) in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 2-24, according to the Plat of Chelsea Park, 2nd Sector, as recorded in Map Book 34, page 22, in the Office of the Judge of Probate of Shelby County, Alabama.


Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential subdivision, filed for record in Instrument #20041014000566950, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 2nd Sector and Chelsea Park Residential Association, Inc., recorded in Instrument #20041014000566960, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

PURSUANT TO FINAL JUDGMENT OF DIVORCE 58-DR-2018-900348.00

TO HAVE AND TO HOLD to the said DAVID COLBY HILL, his heirs and assigns forever.

GIVEN under her hand and seal this the 13th day of February, 2019.

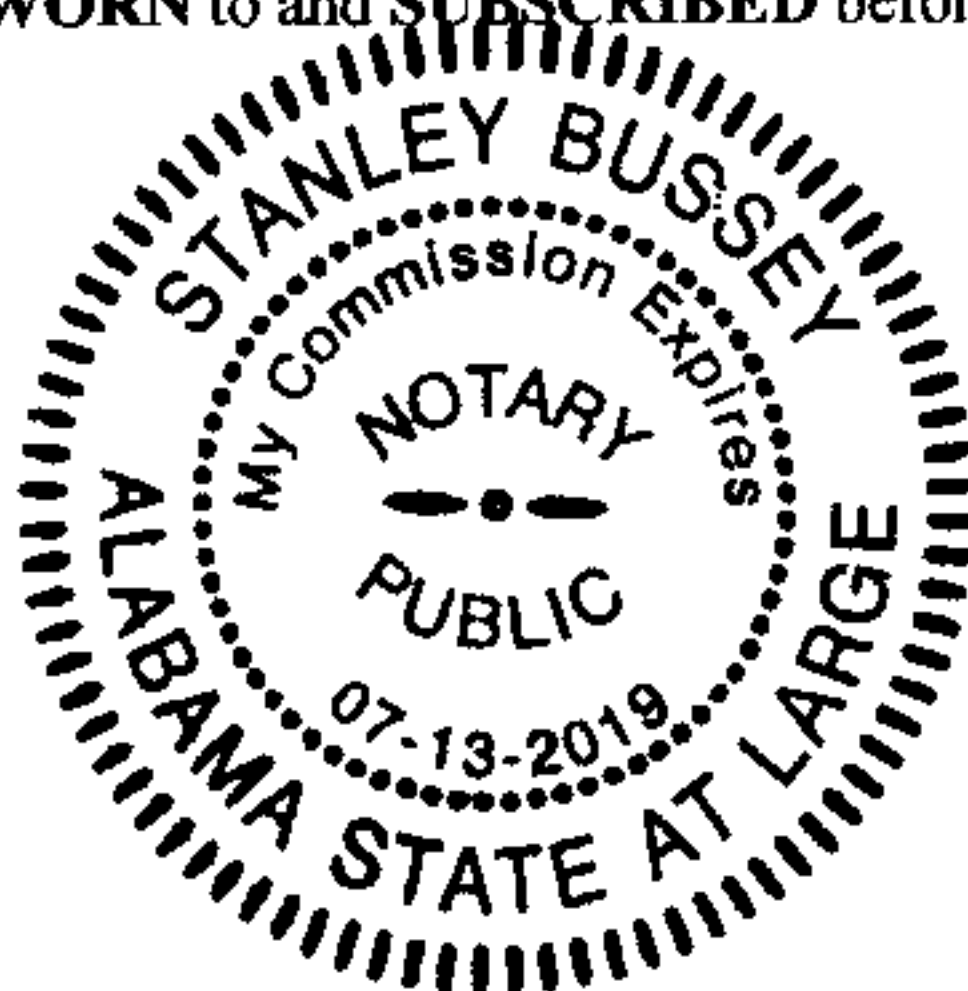

KELLI HILL

Shelby County, AL 02/14/2019
State of Alabama
Deed Tax: \$97.50

STATE OF ALABAMA)
)
Calhoun COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelly Hill, whose name is signed to the foregoing conveyance and who being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, the same was executed voluntarily on the day the same bears date.

SWORN to and SUBSCRIBED before me this 13th day of February, 2019.




NOTARY PUBLIC
My Commission Expires: 07-13-2019



20190214000048230 1/2 \$115.50
Shelby Cnty Judge of Probate, AL
02/14/2019 03:48:54 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kelli Hill
Mailing Address 912 Coleman Dr.
Apt. D1
Anniston, AL 36207

Grantee's Name David Colby Hill
Mailing Address 3001 Madison Ln
Chelsea, AL 35043

Property Address 3001 Madison Ln
Chelsea, AL 35043

Date of Sale 2/13/19

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 194,800 1/2 = 97,400

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 2-14-19

Print David Colby Hill

Unattested

Sign

David Colby Hill

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

