

(Description supplied by Larry A. Werne. 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  
(205) 999-1099

Send Tax Notice to:  
Larry A. Werne  
5025 Cameron Road  
Birmingham, AL 35242

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 with the purpose and intent to destroy the existing right of survivorship between Larry A. Werne and Gloria J. Werne, who are married and going through a divorce, Larry A. Werne, a married man, (hereinafter called the Grantor), the receipt whereof is hereby acknowledged, the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS his interest in the property to himself, Larry A. Werne, a married man, (hereinafter called Grantee, all of the Grantor's right, title, and interest, and claim in or to the following described real estate as a tenant in common and for the purpose of destroying the right of survivorship deed with his current wife, situated in Shelby County, Alabama, to-wit:

**Lot 17, in Block 1, according to the Map and Survey of Kerry Downe, a Subdivision of Inverness, as recorded in Map Book 5, Page 135 and 136, in the Probate Office of Shelby County, Alabama.**

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 16 day of January, 2019.

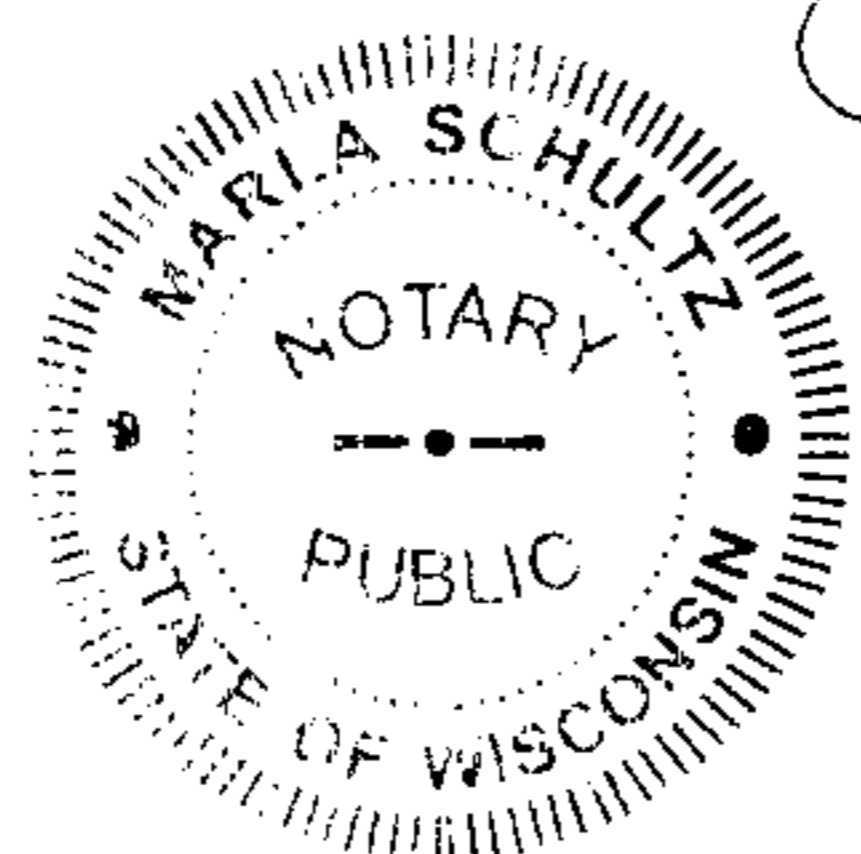
Larry A. Werne (SEAL)  
Larry A. Werne

STATE OF WISCONSIN )  
RACINE COUNTY )

**ACKNOWLEDGMENT**

I, Maria Schultz, a Notary Public in and for said County, in said State, do hereby certify that Larry A. Werne, 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 16 day of January, 2019.



Maria Schultz  
Notary Public  
My commission expires: 11/23/19

Real Estate Sales Validation Form

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

Grantor's Name Larry Weine  
Mailing Address 5025 Cannon Road  
Birmingham, AL 35242

Grantee's Name Larry Weine  
Mailing Address 5025 Cannon Road  
Birmingham, AL 35242

Property Address 5025 Cannon Road  
Birmingham, AL 35242

Date of Sale 1/16/19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ 291,700 / 1/2 = 140,850  
or  
Assessor's Market Value \$ \_\_\_\_\_

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 Tr. Assessor Stk.

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 2/2/19

Print Scott Hawley

Sign Scott H

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

