

This instrument was prepared by:
Ramona J. Morrison
Morrison & Spann, LLC
P.O. Box 278
Columbiana, AL 35051

Please send tax notice to:
Kimberly F. Drum
841 Greystone Highlands
Birmingham, AL 35242

QUITCLAIM DEED

20190405000110800
04/05/2019 11:25:45 AM
QCDEED 1/3

STATE OF ALABAMA)

COUNTY OF SHELBY)

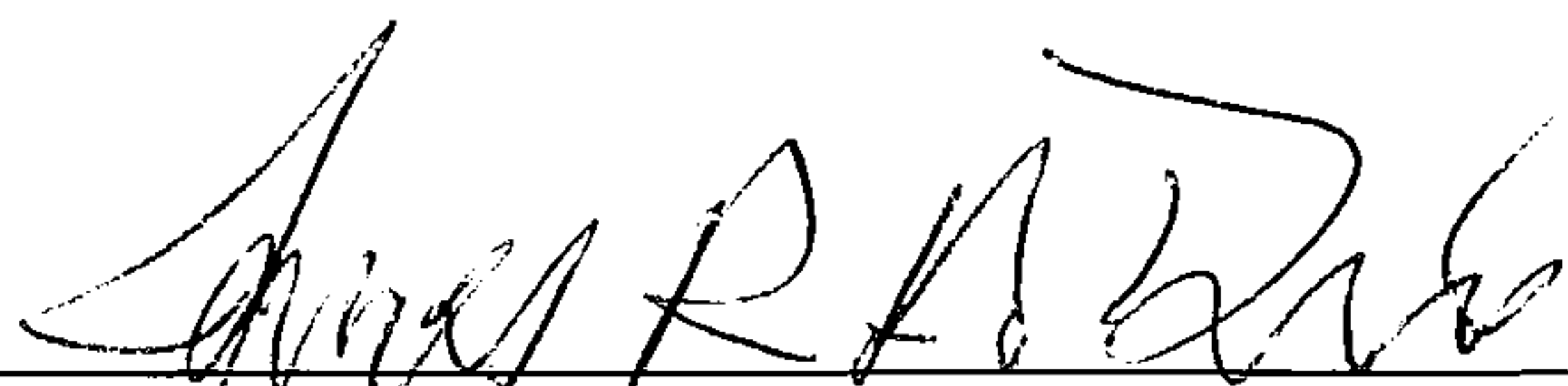
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, JAMES R. A. DRUM, an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to KIMBERLY F. DRUM, an unmarried woman, (hereinafter called Grantee) all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Amended Map of Greystone Highlands, Phase 2, as recorded in Map Book 19, Page 25, in the Probate Office of Shelby County, Alabama.

This instrument was prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 11th day of January, 2019.


JAMES R. A. DRUM

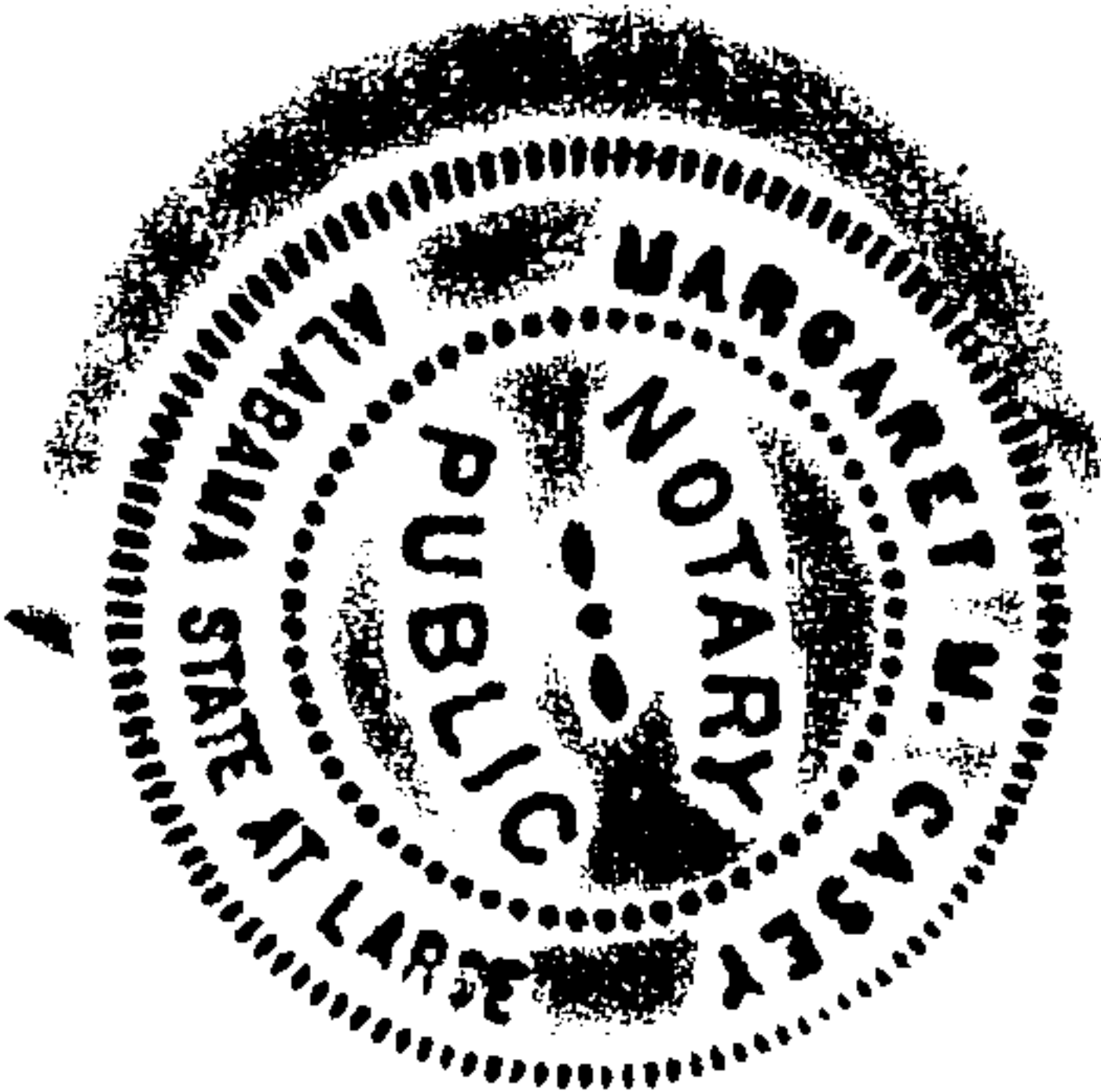
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, hereby certify that JAMES R. A. DRUM, whose name is signed to the foregoing deed, 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 this the 11th day of January, 2018.

Margaret M. Casey
Notary Public

My Commission Expires: 8/3/22



Real Estate Sales Validation Form

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

Grantor's Name JAMES R.A. DRUM
Mailing Address _____
4957 KEITH DR
BIRMINGHAM, AL

Grantee's Name KIMBERLY F. DRUM
Mailing Address _____
841 GREYSTONE HIGHLANDS DR
BIRMINGHAM, AL 35242

Property Address 841 GREYSTONE HIGHLANDS
BIRMINGHAM, AL 35242

Date of Sale 01/11/2019

Total Purchase Price \$ 160,000.00

20190405000110800 ~~04/05/2019 11:25:45 AM~~ **QCDEED 3/3** or
Actual Value \$ _____

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 ☐ Appraisal
☐ Sales Contract ☒ Other FINAL DECREE OF DIVORCE
☒ 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 _____

Print Kimberly F. Drum

Sign Shelby West Drum

(Grantor/Grantee/Owner/Agent) circle one

Unattested _____

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/05/2019 11:25:45 AM
\$22.00 CHERRY
20190405000110800

Allen S. Byrd

Form RT-1