

This instrument was prepared by:

SEND TAX NOTICE TO:

Paige P. Yarbrough
CRITTENDEN PARTNERS, PC
Attorneys at Law
1 Independence Plaza, Suite 305
Birmingham, Alabama 35209

Daniel G. Hulcher

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Angela Hulcher, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to Daniel G. Hulcher (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10 according to the Survey of Riverchase West, as recorded in Map Book 6 Page 78, and amended Map of Riverchase West, as recorded in Map Book 6, Page 100 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

This conveyance was made pursuant to the Agreement of the Parties and Final Judgment of Divorced entered on 1/16/2018 in Case No. DR-2016-900430 (GCS) in the Circuit Court of Shelby County, Alabama, and is subject to a First Mortgage Lien which the grantee herein hereby agrees to assume and timely pay.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE/GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 18th day of April, 2019.

Angela Hulcher (SEAL)
ANGELA HULCHER

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Angela Hulcher, a single woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of April, 2019.

Beth Ann Gale
NOTARY PUBLIC
My Commission Expires: 03/27/22

Real Estate Sales Validation Form

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

Grantor's Name DANIEL AND ANGELA HULCHER Grantee's Name DANIEL HULCHER
Mailing Address 634 RIVERCHASE PKWY W BIRMINGHAM, AL 35244 Mailing Address Same

Property Address 634 Riverchase Pkwy W. Birmingham, AL 35244 Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 290,600 1/2 \$ 145,300

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 4/18/2019 Print DANIEL HULCHER
X Unattested Karen Nelson Sign (Grantor/Grantee/Owner/Agent) circle one

