

Please send tax notice to: Bridget Seidenfaden 720 15 Street Calera, AL 35040

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

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 ROBERT CLARK, hereby remises, releases, quit claims, grants, sells, and conveys to BRIDGET SHEA SEIDENFADEN, (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 No. 7 of Block 51, Section 21, Township 22 South, Range 2 West, according to Dunstan's Map of Town of Calera, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 1999 and subsequent years, easements, restrictions, rights of way, and permits of record.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE, 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.

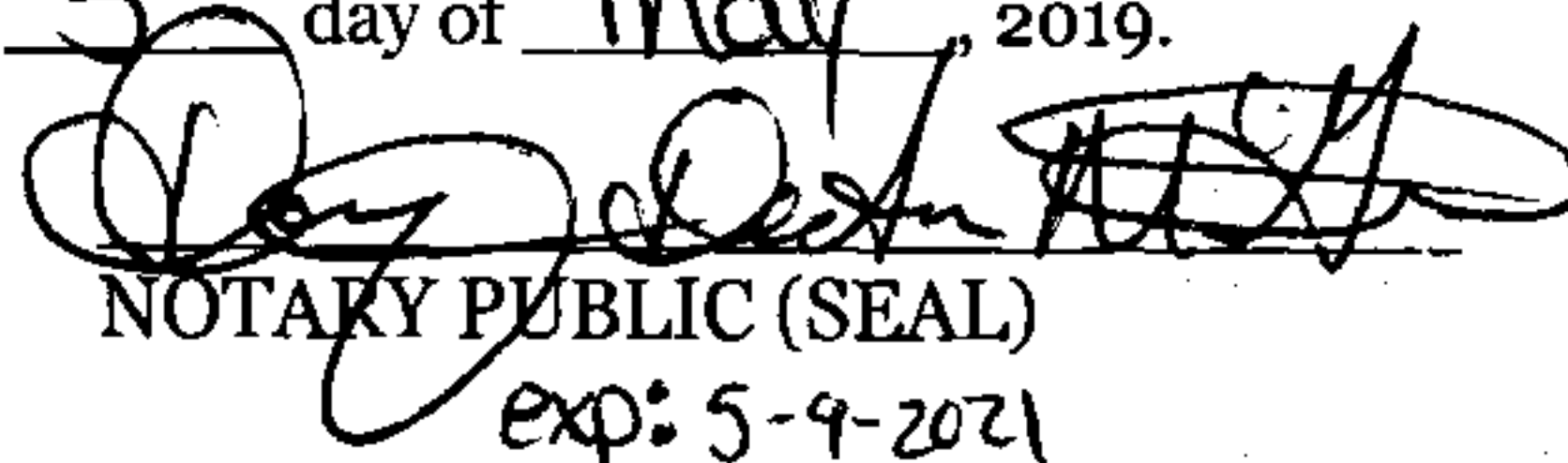
Given under my hand and seal this 5 day of May, 2019.


Robert S. Clark

STATE OF ALABAMA)
)
SHLEBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT S. CLARK 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 5 day of May, 2019.


NOTARY PUBLIC (SEAL)
exp: 5-9-2021

Shelby County, AL 05/07/2019
State of Alabama
Deed Tax: \$18.50


20190507000153540 1/2 \$36.50
Shelby Cnty Judge of Probate, AL
05/07/2019 12:22:09 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 Robert S. Clark
Mailing Address 204 Water Oak Street
Montevallo, AL 35115

Grantee's Name Bridget Seidenfaden
Mailing Address 720 15th Street
Calera, AL 35040

Property Address 720 15th Street
Calera AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 36,760 1/2 = 18,380

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

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 5-1-19

Unattested

Print Bridget Seidenfaden
Sign Bridget Seidenfaden
(Grantor/Grantee/Owner/Agent) circle one

Verified by)

20190507000153540 2/2 \$36.50
Shelby Cnty Judge of Probate, AL
05/07/2019 12:22:09 PM FILED/CERT

Form RT-1