

20190513000160550 1/6 \$103.00
Shelby Cnty Judge of Probate, AL
05/13/2019 01:47:24 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Myra Frick
430 Arrowleaf Court, Montgomery, AL. 36117

SEND TAX NOTICE TO:
Rinsel D McIntosh
756 Towne Lake Drive, Montgomery, AL
36117

Quitclaim Deed

STATE OF ALABAMA
COUNTY OF _____
DATE: _____, _____

KNOW ALL MEN BY THESE PRESENTS THAT:

For and in consideration of the sum of \$1.00, the receipt of which is hereby acknowledged, the undersigned Myra Frick, married, of 430 Arrowleaf Court, Montgomery, AL. 36117, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, as well as quitclaim, unto Rinsel Dale McIntosh, 216 Greenfield Lane, Alabaster, AL 35007 (the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

216 Greenfield Lane, Alabaster, AL 35007.

TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

Shelby County, AL 05/13/2019
State of Alabama
Deed Tax: \$73.00



20190513000160550 2/6 \$103.00
Shelby Cnty Judge of Probate, AL
05/13/2019 01:47:24 PM FILED/CERT



20050928000505660 1/2 \$135.00
Shelby Cnty Judge of Probate, AL
09/28/2005 01:28:57PM FILED/CERT

Quitclaim Deed

THIS QUITCLAIM DEED, executed this ^{ROM} 28th day of September, 20 05,
by first party, Grantor, Kinsel Dale McIntosh
whose post office address is 216 Greenfield Lane, Alabaster, AL 35007
to second party, Grantee, Myra McIntosh Frick
whose post office address is 1430 Arrowleaf Court, Montgomery, AL 36117

WITNESSETH, That the said first party, for good consideration and for the sum of one ^{ROM} Dollars (\$ 1.00) 121,000
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
parcel of land, and improvements and appurtenances thereto in the County of Shelby
State of Alabama to wit:

Lot 88, Sector 4, according to the Survey of Greenfield, Sectors 4
and 6, as recorded in Map Book 17, Page 131, in the Office of
the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land described together
with all and singular the rights, privileges, tenements, appurtenances, and
improvements unto the said GRANTEE, his heirs and assigns forever.
AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors,
executors and administrators, covenants with GRANTEE, and with GRANTEE'S
heirs and assigns, that GRANTOR is lawfully seized in fee simple of the
said Real Estate; that the said Real Estate is free and clear from all Liens
and Encumbrances, except as hereinabove set forth, and except for any restric-
tions pertaining to the Real Estate of record in the Probate Office of said County;
and that the GRANTOR will, and GRANTOR'S heirs, executors and admini-
strators shall, warrant and defend the same to said GRANTEE and GRANTEE'S
heirs and assigns, forever against the lawful claims of all persons.



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IN WITNESS WHEREOF the Grantor has signed and sealed this Quitclaim Deed the day and year above written.

Signed in the presence of:

Signature


Myra Frick

Name

Grantor Acknowledgement

STATE OF ALABAMA

COUNTY OF Montgomery

I Britney Bush, a Notary Public in and for said County and State, hereby certify that Myra Frick, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand this 10 day of May, 2019.

Britney Bush

Notary Public for the State of Alabama

My commission expires: My Commission Expires 9/4/2022



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Spousal Acknowledgement

I, Robert Frick of 430 Arrowleaf Court, Montgomery, AL. 36117, spouse of Myra Frick, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature

STATE OF ALABAMA

COUNTY OF Montgomery

I Lyudmila Magda, a Notary Public in and for said County and State, hereby certify that Robert Frick, having signed this Spousal Acknowledgement, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor's spouse has executed this Spousal Acknowledgement voluntarily and with lawful authority.

Given under my hand this 10th day of May, 2019.

Lyudmila Magda
Notary Public for the State of Alabama

My Commission Expires 5/27/2019

My commission expires: _____

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Myra Frick
430 Arrowleaf Court
Montgomery, AL 36117

Grantee's Name
Mailing Address

Rinsel Dale McIntosh
216 Greenfield Lane
Alabaster, AL 35007

Property Address

216 Greenfield Lane
Alabaster, AL 35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$146,000 - 1/2 73,000

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

5/13/19

Print

Myra McIntosh Frick

Sign

Myra McIntosh Frick

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1