

This instrument was provided by:

Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:

Miranda Carroll
117 Port South Lane
Alabaster, AL 35007

STATE OF ALABAMA,
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR AND ZERO CENTS (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Christine Clark, a Single woman and Tanis Clark, a married woman, hereby remises, releases, quit claims, grants, sells, and conveys to Miranda Carroll (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:

½ interest in and to the following described property:

Lot 21, according to the Survey of Port South, 1st Sector, as recorded in Map Book 6, Page 22, in the Probate Office of Shelby County, Alabama.

The above described property constitutes no part of the homestead of the Grantors.

Christine Clark and Tanis Clark are the devisees of Gregory Clark, who is deceased, having died on February 4, 2014. Gregory Clark's Estate is probated in the State of Michigan, County of Kent, Case # 14-19528-DE. Gregory Clark was one of the Grantees in Instrument # 20130425000168980 Probate Office, Shelby County, Alabama.

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 14 day of May, 2019.

Christine Clark
Christine Clark

Shelby County, AL 05/16/2019
State of Alabama
Deed Tax: \$80.50

STATE OF Michigan
COUNTY OF Kent

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christine Clark, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of May, 2019.

Brian L. Richards
Notary Public

BRIAN L. RICHARDS
NOTARY PUBLIC - MICHIGAN
IONIA COUNTY
MY COMMISSION EXPIRES 07-29-2019
ACTING IN KENT COUNTY

My Commission Expires: 7-29-2019

20190516000166470 1/3 \$101.50
Shelby Cnty Judge of Probate, AL
05/16/2019 08:10:31 AM FILED/CERT




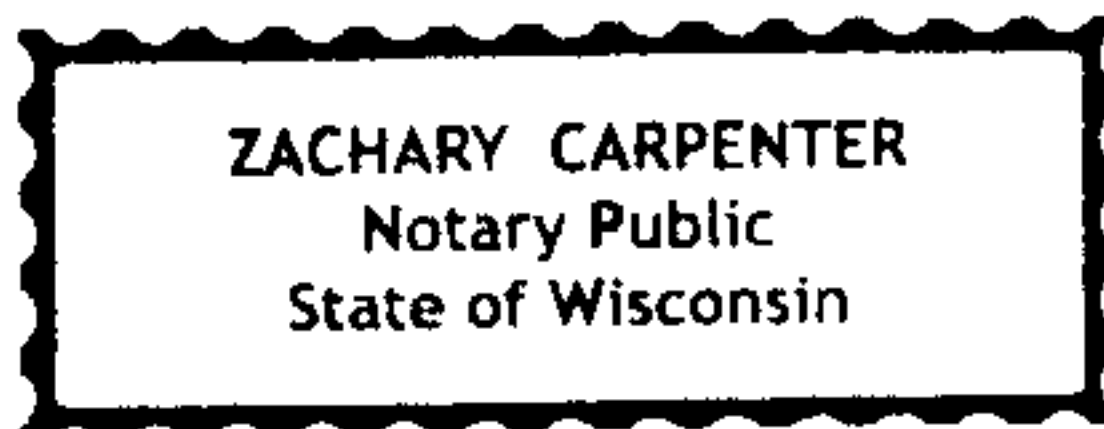
5/7/19

Tanis Clark

STATE OF WI
COUNTY OF Dane

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Tanis Clark**, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 2019.



Notary Public
My Commission Expires: May 18, 2022



20190516000166470 2/3 \$101.50
Shelby Cnty Judge of Probate, AL
05/16/2019 08:10:31 AM 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 Christine Clark
Mailing Address 68 Flat River Dr. SE
Lowell, MI 49331

Grantee's Name Miranda Carroll
Mailing Address 117 Portsouth Lane
Alabaster, AL 35007

Property Address 117 Portsouth Lane
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 160,700.00 ^{1/2} 82,350

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 tax assessor's value

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 Miranda Carroll

Unattested _____

Sign [Signature]

ified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190516000166470 3/3 \$101.50
Shelby Cnty Judge of Probate, AL
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