

This instrument prepared by:  
Mark E. Gualano, Attorney  
701 Chestnut Street  
Vestavia Hills, Alabama 35216

Send Tax Notice To:  
Charles F. Atwater, Jr.  
2313 Craft Ln  
Birmingham, AL 35242  
C

QUITCLAIM DEED

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100-(\$10.00) Dollars and other good and valuable consideration Julie Atwater Seals, a married woman and Alexander Raymond Atwater, an unmarried man, both as heirs to Sandra Bray Atwater, deceased, having died intestate on April 28, 2013 , the receipt and sufficiency of which is hereby acknowledged does remise, release, quitclaim and convey to Charles F. Atwater, Jr. (hereinafter called Grantee) all of their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 78, according to the Survey of Meadow Brook 12<sup>th</sup> Sector, as recorded in Map Book 9, Page 27, in the Probate Office of Shelby County, Alabama.

The property conveyed herein is not the homestead of Julie Atwater Seals nor that of her spouse.

The property conveyed herein has never constituted the homestead of the former spouse of Alexander Raymond Atwater.

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my, our hand(s) and seal(s) this 8<sup>th</sup> day of May, 2019.

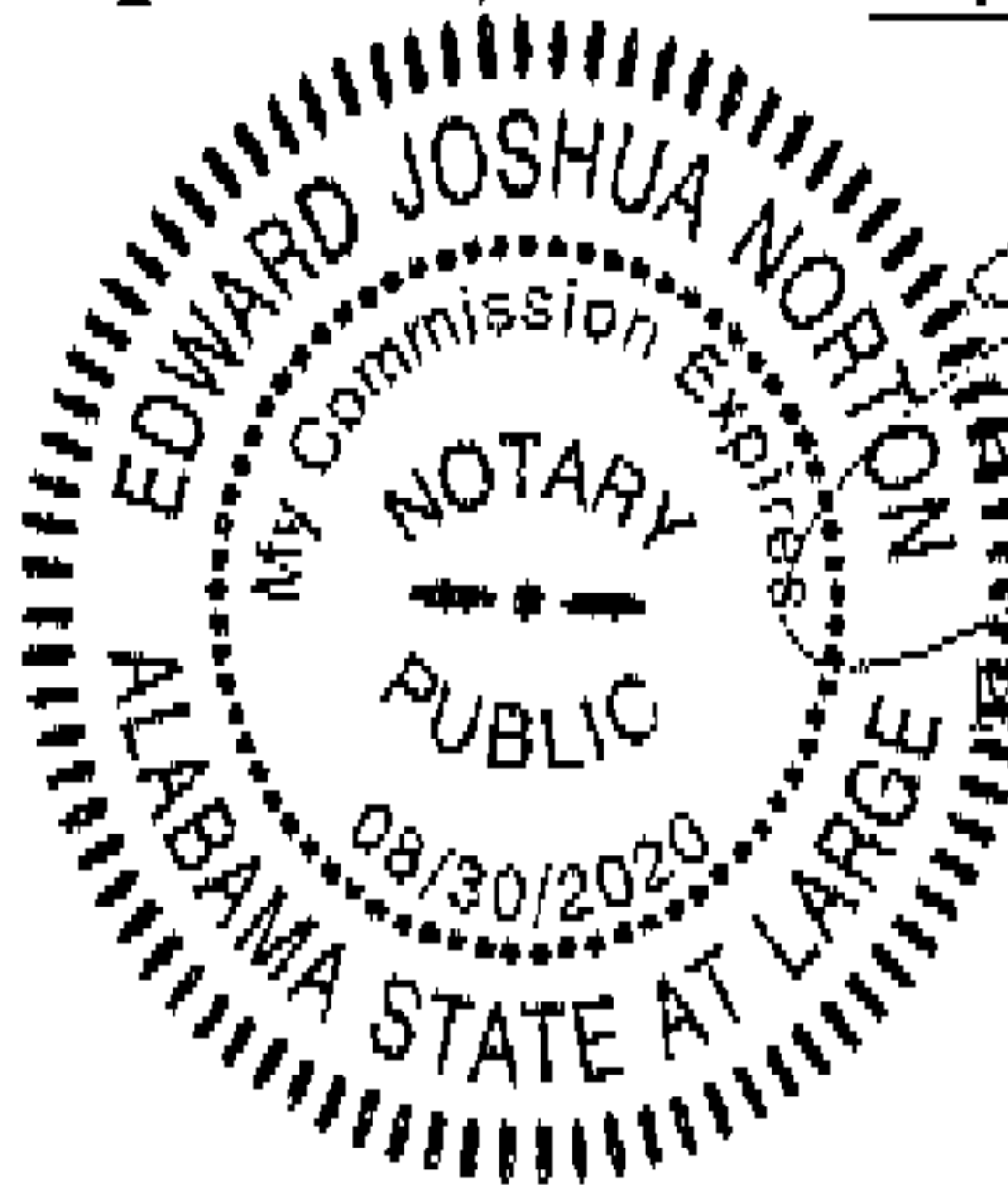
  
Julie Atwater Seals (Seal)

  
Alexander Raymond Atwater (Seal)

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Julie Atwater Seals**, 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.

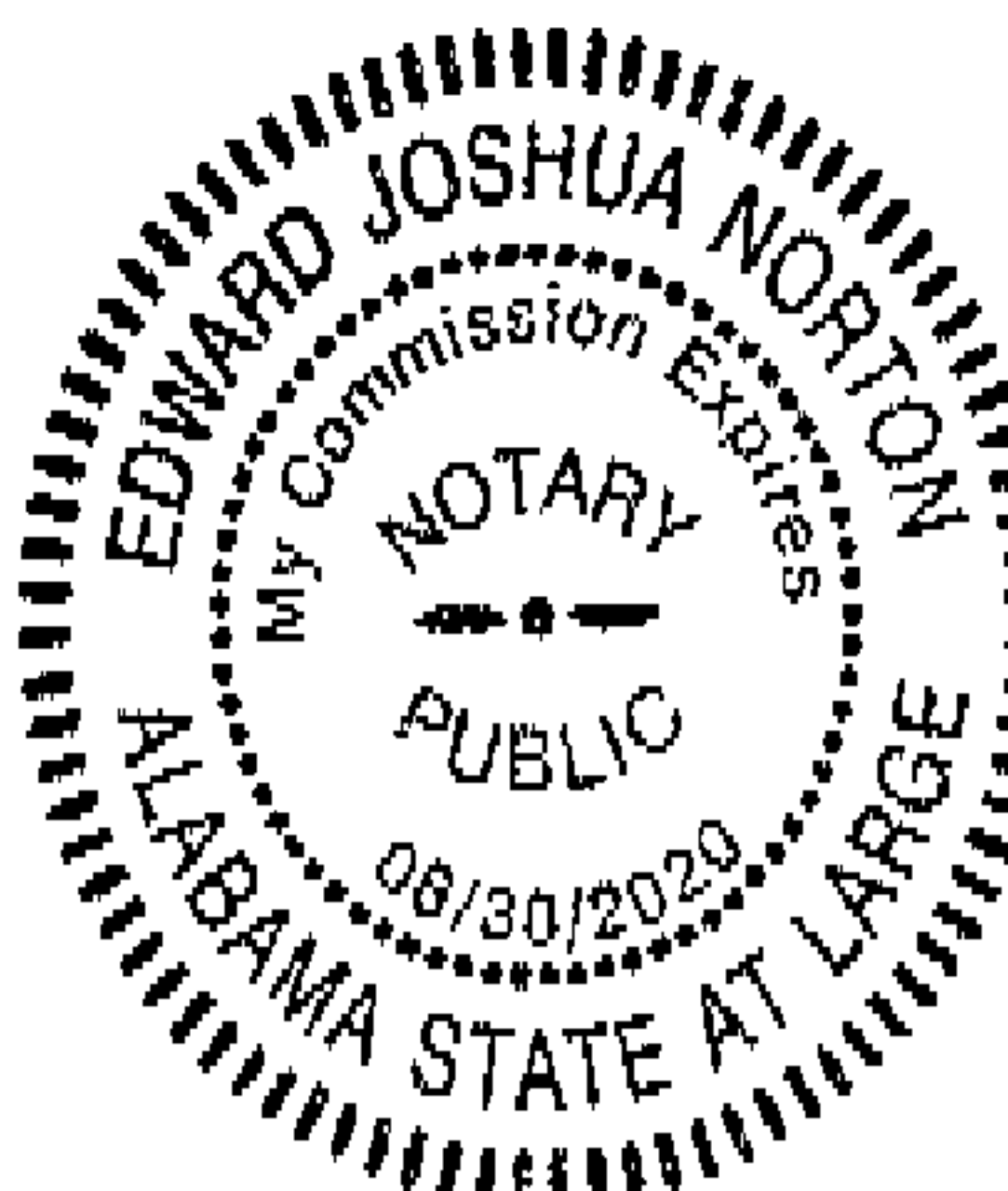
Given under my hand, this 8<sup>th</sup> day of May, 2019.

  
Notary Public  
My Commission Expires:

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Alexander Raymond Atwater**, 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, this 7<sup>th</sup> day of May, 2019.

  
Notary Public  
My Commission Expires:

REAL ESTATE SALES VALUATION FORM

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

Grantor's Name <u>Julie Atwater Seals</u>	Grantee's Name <u>Charles F. Atwater, Jr.</u>
Mailing Address <u>Alexander Raymond Atwater</u>	Mailing Address <u>2313 Craft Lane</u>
	<u>Birmingham, AL 35242</u>
Property Address <u>5447 Dover Cliff Circle</u>	Date of Sale <u>5/10/2019</u>
<u>Birmingham, AL 35242</u>	Total Purchase Price \$ _____
	or
	Actual Value \$ _____
	Or
	Assessor's Market Value <u>\$242,000.00-\$50,000.00÷3×2=</u>
	<div>\$128,000.00</div>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	<b>TITLE CLEARING PURPOSES ONLY</b>

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 person's 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 <u>5/10/2019</u>	Print <u>Edward Joshua Norton</u>
<u>Unattested</u>	Sign _____
(verified by) _____	(Agent) _____

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/17/2019 10:39:11 AM  
\$22.00 CHERRY  
20190517000168440

Allen S. Bayl