

This instrument was prepared by:
Alan C. Keith
Law Offices of Jeff W. Parmer LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send tax notice to:
David Hightower

20190701000232980
07/01/2019 08:54:12 AM
QCDEED 1/3

QUITCLAIM DEED

THE STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Christine John, a single person, hereby releases, quitclaims, grants, sells, and conveys to David Hightower (hereinafter called Grantee), all their right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama, to-wit:

Lot 133, according to the Amended Map of Amberley Woods, 5th Sector, as recorded in Map Book 21, Page 102, in the Probate Office of Shelby County, Alabama.

This deed was prepared without the benefit of a current title search.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEE forever. Given under our hand and seal on this May 15, 2019.

_____(Seal)

Christine John (Seal)
Christine John

STATE OF OHIO }
CUYAHOGA COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christine John, a single person, 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 this date.

Given under my hand and official seal on May 15, 2019

M Veljak
Notary Public

My Commission Expires: MAY 21, 2023



M VELJAK
Notary Public
In and For the State of Ohio
My Commission Expires
May 21, 20 23

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 John
 Mailing Address c/o George Vaughn
100 Old Towne Road Ste 105
Birmingham AL 35216

Grantee's Name David Hightower
 Mailing Address 1183 Amberley Woods Dr.
Helena AL 35080

Property Address 1183 Amberley Woods Dr
Helena AL 35080

Date of Sale 5/15/2019

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 85,700

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 1/2 of \$171,400 assessed value = \$85,700

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 5/15/2019

Print

George Vaughn

Sign

[Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2019 08:54:12 AM
 \$107.00 CHARTY
 20190701000232980

Allen S. Byrd