

PREPARED WITHOUT BENEFIT OF SURVEY
TITLE NOT EXAMINED
ATTORNEY DID NOT CLOSE TRANSACTION

Prepared by

Joel C. Watson, Attorney at Law

1240 1st N Suite 102, Alabaster, Alabama 35007

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR AND NO/100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged we/I,

SANDRA HENSHAW, A MARRIED WOMAN

(herein referred to as grantor\grantors) releases, quitclaims, grants, sells, and conveys to

GREGORY SHULLEK

(herein referred to as Grantee\Grantees) the following described real estate, to wit:

Lot 521 according to the Survey of Spring Gate phase 5, as recorded in map book 111, in the probate office of Shelby County, Alabama.

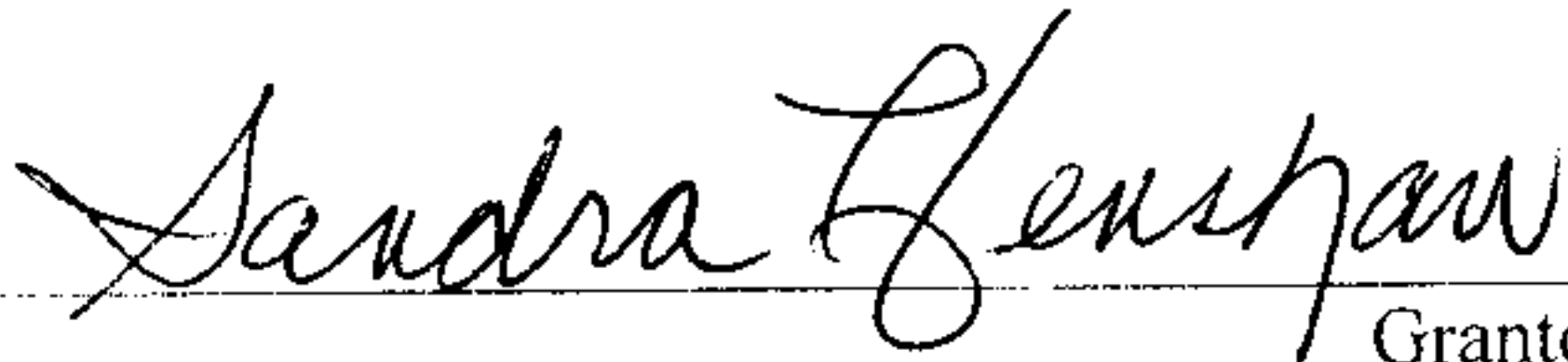
This deed is made pursuant to the parties pending divorce in Shelby County, Alabama Circuit Court(Domestic Relations) Division.

This is not now the homestead of the Grantor.

TO HAVE AND TO HOLD, to the said GRANTEE\GRANTEES FOREVER.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand (s) and seal(s), this
25 day of June, 2019.

WITNESS:


Grantor


20190702000236860 1/3 \$80.00
Shelby Cnty Judge of Probate, AL
07/02/2019 01:00:25 PM FILED/CERT

Grantor

Shelby County, AL 07/02/2019
State of Alabama
Deed Tax: \$59.00

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

SANDRA HENSHAW
245 KING ARTHUR PLACE
ALABASTER, AL 35007

Grantee's Name
Mailing Address

GREGORY SHULLEK
245 KING ARTHUR PLACE
ALABASTER

Property Address

245 KING ARTHUR PLACE
ALABASTER, AL 35007

Date of Sale

6/25/19

Total Purchase Price \$

100 as per divorce

or

Actual Value

\$

or

Assessor's Market Value \$

117,400 1/2 58,700

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

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

7/1/19

Print

JOEL C WATSON, attorney for
GREGORY SHULLEK

Sign

(Grantor/Grantee/Owner/Agent) circle one

Un



20190702000236860 3/3 \$80.00
Shelby Cnty Judge of Probate, AL
07/02/2019 01:00:25 PM FILED/CERT

Form RT-1