


QUITCLAIM DEED

**STATE OF ALABAMA
SHELBY COUNTY**


20190724000263450 1/3 \$95.00
Shelby Cnty Judge of Probate, AL
07/24/2019 11:04:05 AM FILED/CERT

**KNOWN ALL ME BY THESE PRESENTS, that for and in consideration of
the sum of One Hundred and no/100 (\$100.00) Dollars and other valuable
consideration, the receipt whereof being hereby acknowledged, the undersigned,
Sara Abigail Southerland Sanders, does remise, release, quit claim, grant, sell and
convey to Joshua R. Sanders, (hereinafter referred to as Grantee) all of the right,
title, interest and claim in or to the following described real estate situated in Shelby
County, Alabama, to-wit:**

**Lot 95, according to the Map and Survey of Forest Lakes Sector 2,
Phase 2, as recorded in Map Book 29, PG127, in the Judge of Probate
Office of Shelby County, Alabama.**

**This conveyance is made subject to covenants, restrictions,
reservations and easements heretofore imposed upon the subject
property.**

**For Ad Valorem tax appraisal purposes only, the property address of
the hereinabove described real property is 2234 Forest Lakes Lane,
Sterrett, Alabama 35147.**


DEED PREPARATION ONLY – NO TITLE SEARCH PERFORMED.

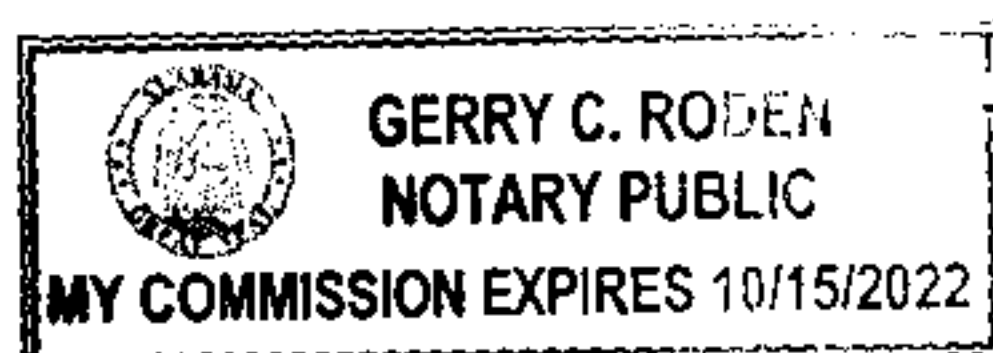
**TO HAVE AND TO HOLD, the aforegranted premises to the said Grantee,
FOREVER.**

Given under our hand(s) and seal(s) this the 20 day of April, 2016.

 (L.S.)
SARA ABIGAIL SOUTHERLAND SANDERS

 7/24/19

 7-24-18
Notary



STATE OF ALABAMA

COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Sara Abigail Southerland Sanders, 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 said instrument, she executed the same voluntarily on the day the same bears date,

GIVEN under my hand and official seal this 20th day of April, 2016.

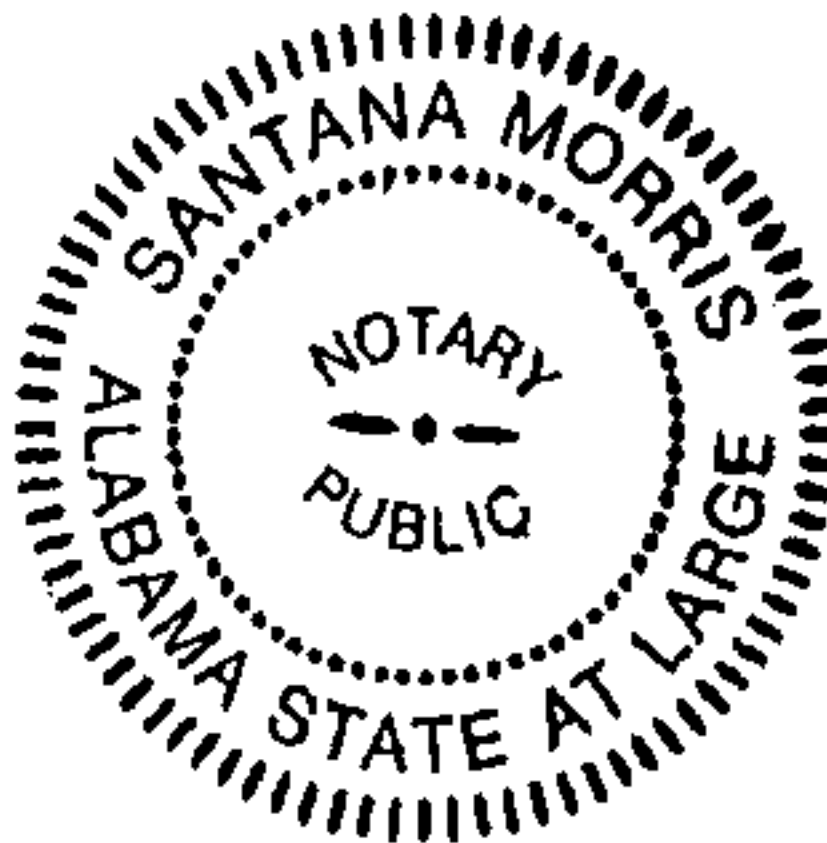
Santana Morris

Notary Public

My commission expires: 3/8/2020

(SEAL)

This Instrument Prepared By:
Ronald W. Wise, Esq.
2000 Interstate Park Drive
Suite 105
Montgomery, Alabama 36109
(334) 260-0003



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Real Estate Sales Validation Form

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

Grantor's Name Sara Sanders
Mailing Address 8633 VESTAVIA VILLA CT
VESTAVIA HILLS, AL 35226

Grantee's Name Joshua Sanders
Mailing Address 2234 FOREST LAKES LN
STERRETT, AL 35147

Property Address 2234 Forest Lakes Ln
Sterrett AL 35147

Date of Sale 4/20/16
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 147 900 1/2 = 73950

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 7/24/19

Unattested

Print JOSH SANDERS

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1