

THIS INSTRUMENT WAS PREPARED
WITHOUT THE BENEFIT
OF A TITLE EXAMINATION BY:

20190802000278830
08/02/2019 01:46:24 PM
QCDEED 1/3

Burt W. Newsome
Greystone Title, L.L.C.
193 Narrows Drive #103
Birmingham, AL 35242

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **WILLIAM T. ANDREWS, JR., an unmarried man** (the “Grantor”), does hereby remise, release, quitclaim and convey unto **WILLIAM T. ANDREWS, JR., and TERESA MACOY GRABEN, joint-tenant with Right of Survivorship** (hereinafter referred to as the “Grantees”), all of the Grantor's right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

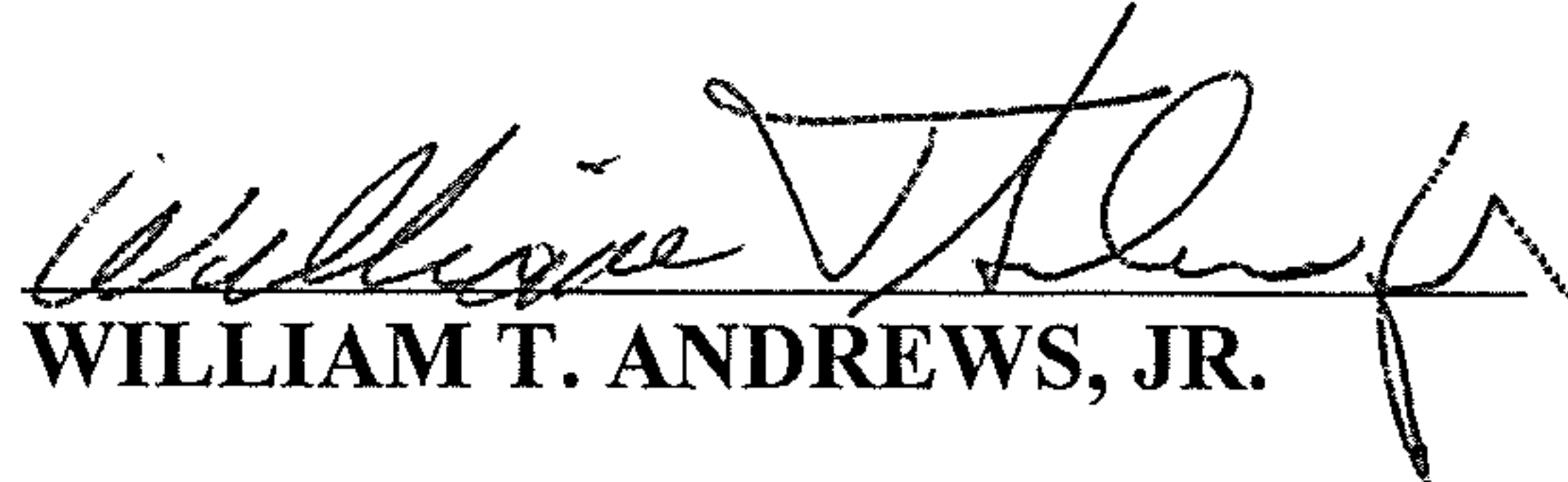
Lot 18, according to the Survey of Emerald Parc Subdivision as recorded in Map Book 29, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to liens and encumbrances of record.

TO HAVE AND TO HOLD to the Grantees as joint-tenants with Right of Survivorship, their heirs, successors and assigns, forever.

[Signature page follows]

IN WITNESS WHEREOF, **WILLIAM T. ANDREWS, JR.** has caused this conveyance to be executed and his seal affixed this the 2nd day of August, 2019

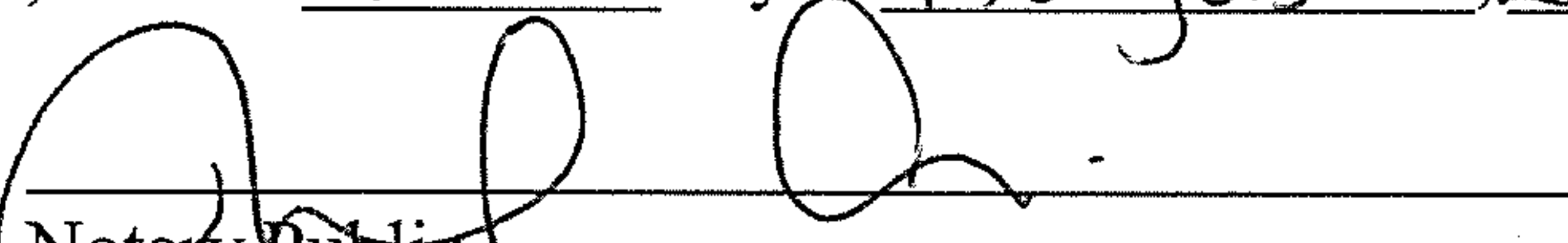

WILLIAM T. ANDREWS, JR.

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that **WILLIAM T. ANDREWS, JR.** signed the foregoing quitclaim deed, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of August, 2019.




Notary Public
My commission expires: 9/14/2020

Real Estate Sales Validation Form

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

Grantor's Name WILLIAM T. ANDREWS, JR.
 Mailing Address 205 EMERALD COVE
CHELSEA, AL 35043

Grantee's Name WILLIAM T. ANDREWS, JR. & TERESA MACOY GRABEN
 Mailing Address 205 EMERALD COVE
CHELSEA, AL 35043

Property Address 205 EMERALD COVE
CHELSEA, AL 35043

Date of Sale 8/2/2019
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 259,900.00

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 Shelby County Tax Assessor

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 8/2/2019

Print WILLIAM T. ANDREWS, JR.

Sign

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

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/02/2019 01:46:24 PM
 \$281.00 CHARITY
 20190802000278830

Allen S. Bayl

Form RT-1