

Send tax notice to:
Heather W. Hadder
6375 Black Creek Loop S
Hoover, AL 35244

This instrument prepared by:
Stewart & Associates, P.C. /S. Kent Stewart
3595 Grandview Pkwy Ste 645
Birmingham, Alabama 35243

STATE OF AL
COUNTY Shelby

TITLE NOT EXAMINED

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned Alson Daniel Cummins, III, an unmarried man (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, the Grantor does, by these presents, release, remise, quitclaim, and convey unto Heather W. Cummins AKA Heather W. Hadder, (hereinafter referred to as the "Grantee"), all her/his right title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 256, according to the Final Record Plat of Creekside, Phase 2, Part B, as recorded in Map Book 39, Page 58-A and 58-B, in the Probate Office of Shelby County, Alabama.

This deed was prepared pursuant to that certain decree of divorce Case No 58-DR-2015-900525.00 filed in the Circuit Court of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, her heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 27
day of August, 2019.

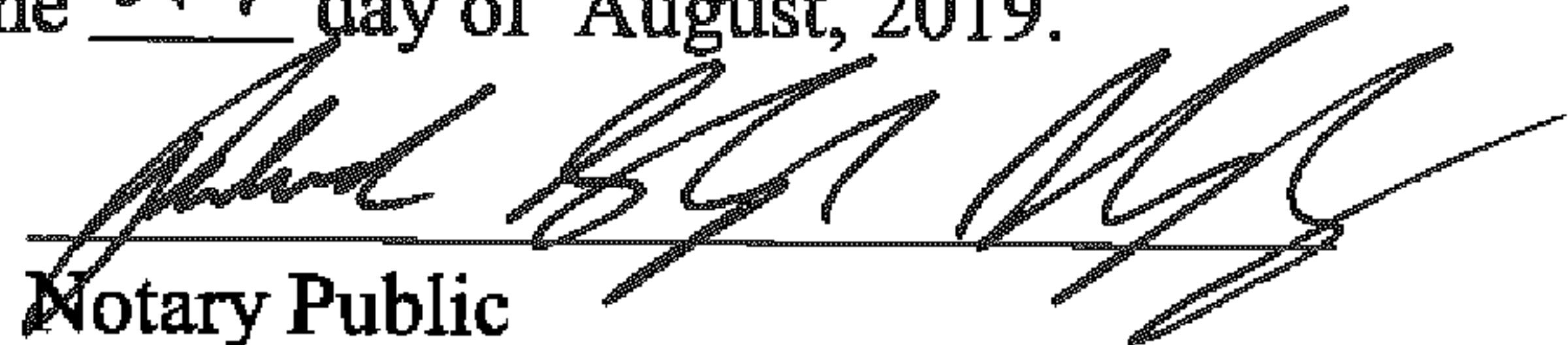


Alson Daniel Cummins, III

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alson Daniel Cummins, III, an unmarried man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of August, 2019.



Notary Public

Print Name:

Commission Expires: 6-19-22



Real Estate Sales Validation Form

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

Grantor's Name ALSON DANIEL CUMMINS, III
Mailing Address 1117 1ST AVE
PLEASANT GROVE, AL 35127

Grantee's Name HEATHER W. CUMMINS AKA HEATHER W. HADDER
Mailing Address 6375 BLACK CREEK LOOP S
HOOVER, AL 35244

Property Address 6375 BLACK CREEK LOOP S
HOOVER, AL 35244

Date of Sale August 27, 2019
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 305,800.00 1/2 \$152,900.00

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
[X] Other Tax Assessor's Value under Parcel # 13-3-05-1-003-038.000

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 8-27-2019

Print KENNETH B. ST. JOHN

Unattested

Sign

(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
08/29/2019 01:56:04 PM
\$174.00 CHERRY
20190829000318920

Allen S. Bevil