

This instrument was prepared by:
Sara J. Senesac
3000 Crescent Avenue
Birmingham, Alabama 35209

Send Tax Notice to:
James Hillier
1228 Eagle Park Drive
Birmingham, Alabama 35242

QUIT CLAIM DEED

STATE OF ALABAMA)(
SHELBY COUNTY)(


20190904000325510 1/2 \$186.00
Shelby Cnty Judge of Probate AL
09/04/2019 09 33 03 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, ANNE L. HILLIER (hereinafter called Grantor), an unmarried woman, residing at 2300 Misty Ridge Ct., Hoover, AL 35226 hereby remises, releases, quit claims, grants, sells, and conveys to JAMES HILLIER (hereinafter called Grantee), an unmarried man, residing at 1228 Eagle Park Drive, Birmingham, Alabama 35242, all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama. to-wit:

Lot 38, according to the Survey of Eagle Point, 12th Sector, Phase II, as recorded in Map Book 23, Page 82, in the Probate Office of Shelby County, Alabama.

Address of Property: 1228 Eagle Park Drive, Birmingham, Alabama 35242.

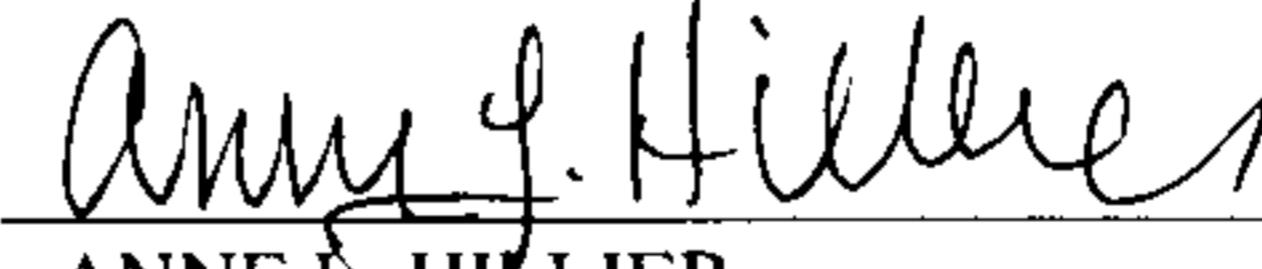
Subject to restrictions of record.

This instrument was prepared pursuant to that certain Final Judgment of Divorce, Case No. DR-2019-900024.00, in the Circuit Court of Shelby County, Alabama.

This instrument was prepared without benefit of a title binder or other title information and the legal description was furnished by the Grantee.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal this 1st day of August, 2019.


ANNE L. HILLIER (SEAL)

STATE OF ALABAMA)(
SHELBY COUNTY)(

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANNE L. HILLIER, 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 on the day the same bears date.

Given under my hand and official seal this 1st day of August, 2019.


NOTARY PUBLIC

My commission expires: 03/27/22

Real Estate Sales Validation Form

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

Grantor's Name FINNE HILLIER
Mailing Address 2300 MISTY RIDGE CIR
FOOTER
35226

Grantee's Name JAMES HILLIER
Mailing Address 1228 EAGLE PARK DRIVE
BIRMINGHAM
35242

Property Address 1228 EAGLE PARK DRIVE
BIRMINGHAM
AL
35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 321,600

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 Appraisal
 Sales Contract Other 1 half equals \$160,800
 Closing Statement

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).

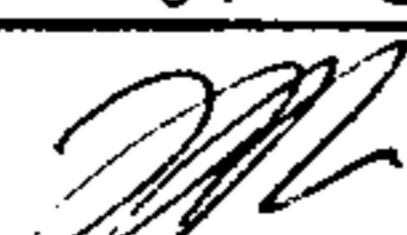
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 09/04/19

Print JAMES HILLIER

Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1