

20190904000325890
09/04/2019 01:52:54 PM
DEEDS 1/3

AFTER RECORDING RETURN TO:
Alene B. Bajalia and Isa J. Bajalia
119 Treymoor Drive
Alabaster, AL 35007
File No. 17-676704

MAIL TAX STATEMENTS TO:
Alene B. Bajalia and Isa J. Bajalia
119 Treymoor Drive
Alabaster, AL 35007

THIS DOCUMENT PREPARED BY:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 14-9-31-3-004-005.000

*Deed tax based on
\$13,257.00*

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 19th day of August , 2019, by and between **Alene B. Bajalia, a single woman**, a mailing address of 119 Treymoor Drive, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Alene B. Bajalia, an unmarried woman and Isa J. Bajalia, married man, as joint tenants with right of survivorship**, a mailing address of 119 Treymoor Drive, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

Lot 458, according to the survey of Weatherly Treymoor Abbey - Sector 22, as recorded in Map Book 21, Page 59, in the Probate Office of Shelby County, Alabama.

A.P.N.: 14-9-31-3-004-005.000
Also known as: 119 Treymoor Drive, Alabaster, AL 35007

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number 20090706000256430, Recorded: 07/06/2009

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Alene B. Bajalia
Alene B. Bajalia

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Alene B. Bajalia, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

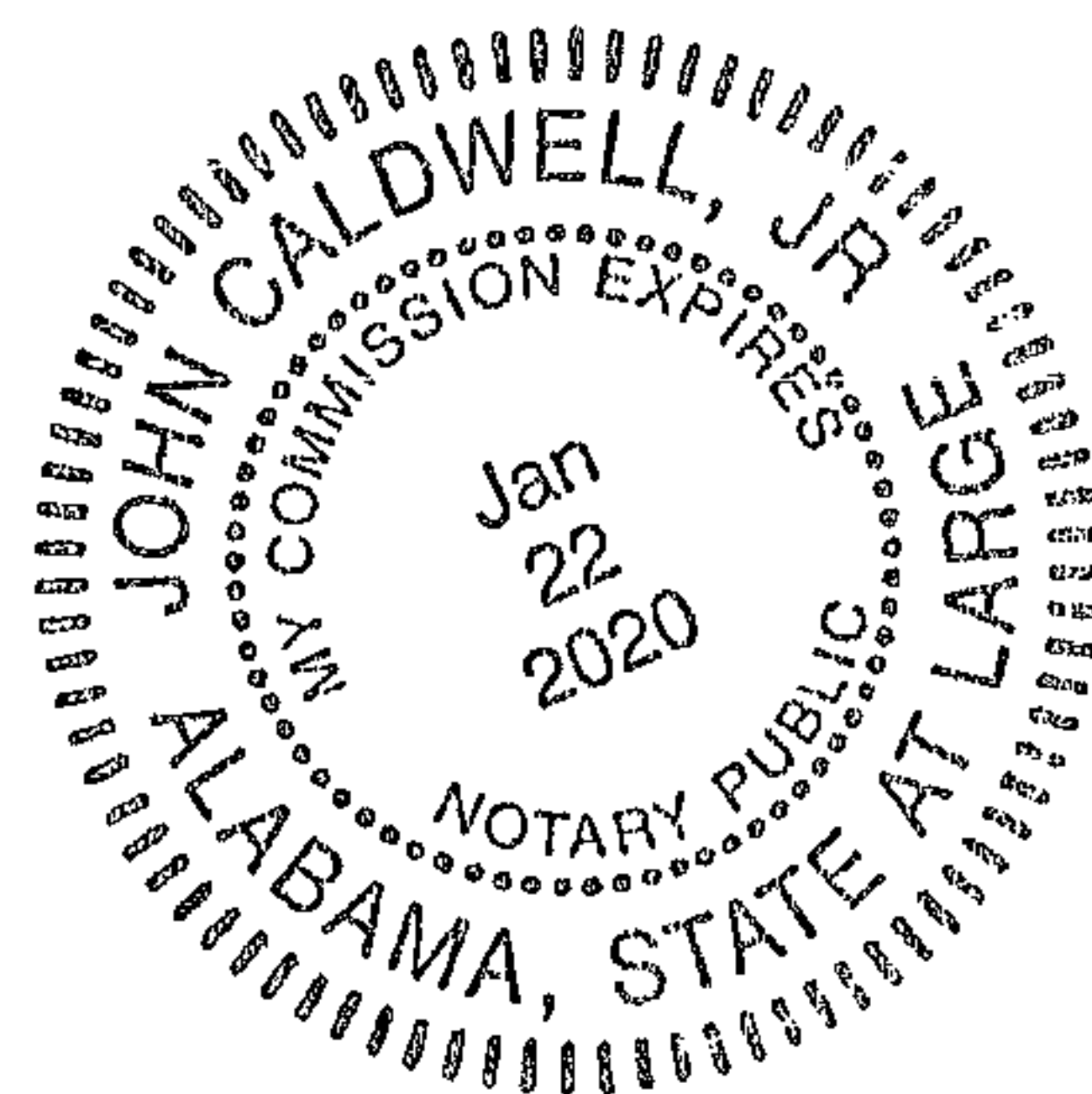
Given under my hand and seal this the 19 day of August, 2019

John Caldwell Jr

NOTARY PUBLIC

My commission expires:

John Caldwell Jr
~~My Commission Expires~~
01/22/2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

Real Estate Sales Validation Form

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

Grantor's Name Alene B. Bajalia
Mailing Address 119 Treymoor Drive
Alabaster, AL 35007

Grantee's Name Alene B. Bajalia & Isa J. Bajalia
Mailing Address 119 Treymoor Drive
Alabaster, AL 35007

Property Address 119 Treymoor Drive
Alabaster, AL 35007

Date of Sale 8/19/2019
Total Purchase Price \$

or
Actual Value \$

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Assessor's Market Value \$ 219,300

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 219,300 Assessed Value
☐ Closing Statement - 206 D.P.B. w/ no consideration
\$13,257.00 to be taxed

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 08/19/2019

Print Alene B. Bajalia

☐ Unattested

Sign Alene B. Bajalia
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2019 01:52:54 PM
\$41.50 CHERRY
20190904000325890

(verified by)

Alene B. Bajalia

Form RT-1