

This instrument was prepared by:


Deborah A. Gregory
CRITTENDEN PARTNERS, P.C.
1 Independence Plaza, Suite 30
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

John Charles Needham
650 Forest Lakes Drive
Sterrett, AL 35147

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20190916000339300 1/3 \$111.50
Shelby Cnty Judge of Probate: AL
09/16/2019 01:47:47 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, JOHN CHARLES NEEDHAM and JULIE A. CURRY, formerly husband and wife, (herein referred to as GRANTORS) do hereby remise, release, quit-claim, grant, bargain, sell and convey unto JOHN CHARLES NEEDHAM (herein referred to as GRANTEE), all their right, title, interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 13, according to the Map and Survey of Forest Lakes, Sector 1, as recorded in Map Book 28, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights, existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

This conveyance was made pursuant to the Agreement of the Parties in Case No. DR-2019-900245 in the Circuit Court of Shelby County, Alabama.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 16th day of September, 2019.

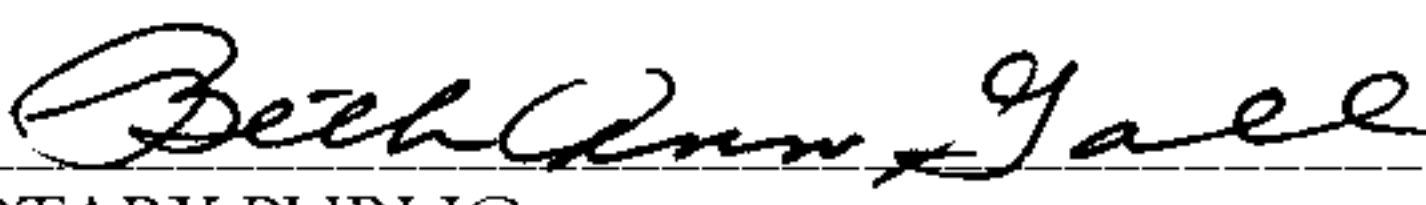
Shelby County, AL 09/16/2019
State of Alabama
Deed Tax: \$83.50

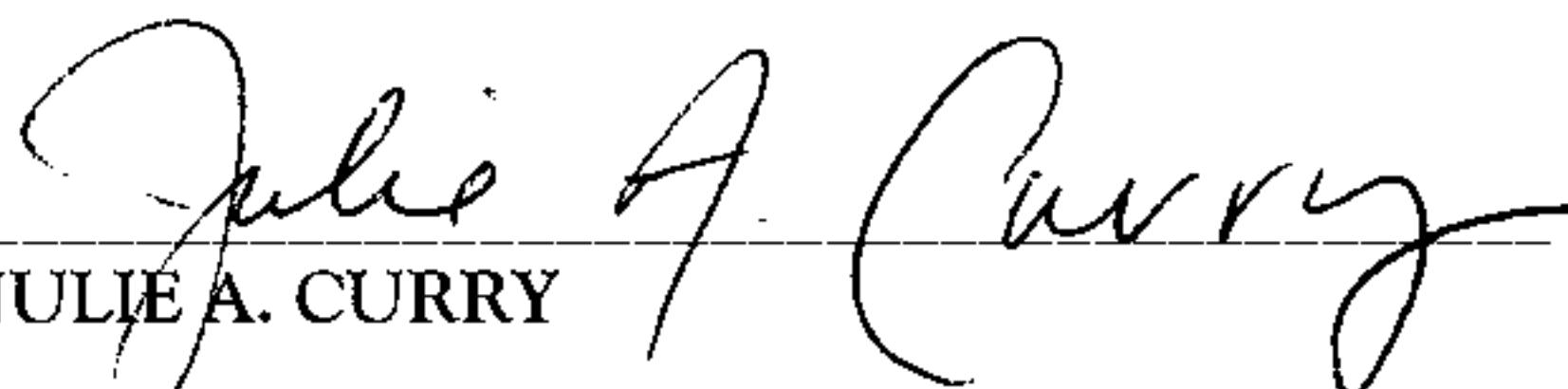

JOHN CHARLES NEEDHAM

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JOHN CHARLES NEEDHAM, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 16th day of September, 2019.

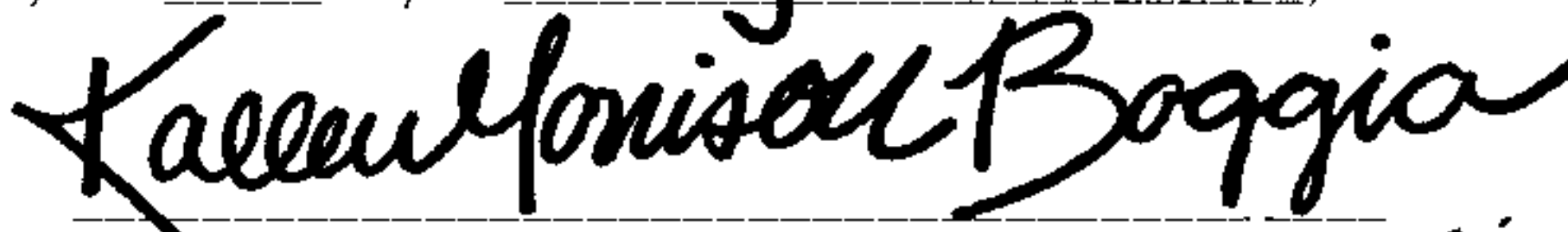

NOTARY PUBLIC
My Commission Expires: 03/27/22


JULIE A. CURRY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JULIE A. CURRY, 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 20 day of August, 2019.


NOTARY PUBLIC
My Commission Expires: 5.16.2020



20190916000339300 2/3 \$111.50
Shelby Cnty Judge of Probate, AL
09/16/2019 01:47:47 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Julie Curry
Mailing Address Sterrett, AL

Grantee's Name John Needham
Mailing Address 650 FOREST LAKES DRIVE
STERRETT, AL
35147

Property Address 650 FOREST LAKES DRIVE
STERRETT, AL 35147

Date of Sale 9/16/19
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 1/2 = 83,100

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 09/16/19

Print JOHN CHARLES NEEDHAM

Sign John Charles Needham

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)



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