

This Instrument Prepared By:

Sara K. Yates
34 Homestead Trl.
Pelham, AL 35124

Send Tax Notice To:

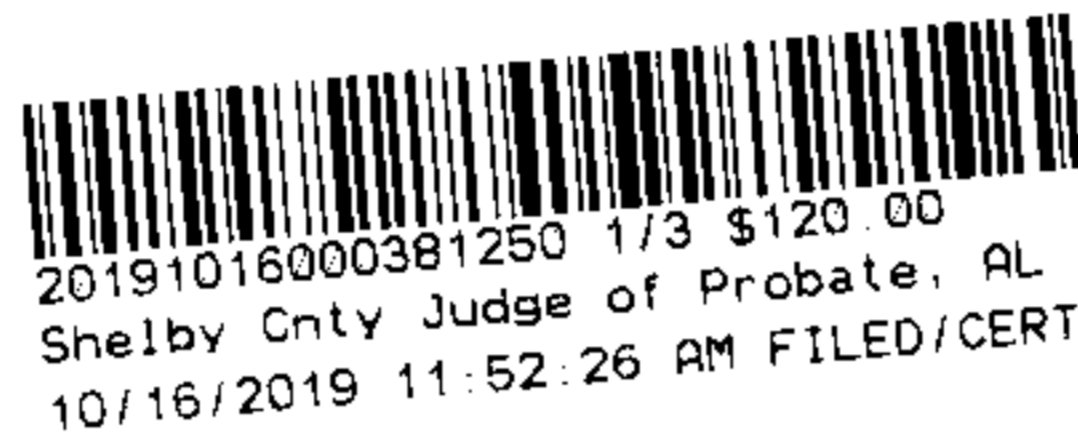
Brian S. Griffin
34 Homestead Trl.
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

Shelby County, AL 10/16/2019
State of Alabama
Deed Tax: \$92.00

After Recording Return To:

Sara K. Yates |
34 Homestead Trl. |
Pelham, Alabama 35124



QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of NINETY ONE THOUSAND EIGHT HUNDRED SIX DOLLARS AND NO CENTS (\$91,806.00), cash in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **REGIONS BANK** (hereinafter, the "GRANTOR") hereby remises, releases, quitclaims, grants, sells, conveys to **BRIAN S. GRIFFIN**, a single person (hereinafter, the "GRANTEE"), all of their rights, title, interest and claims in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Legal Description: Lot 49, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama, Parcel Number 03-9-29-0-003-049 which currently has the address of: 188 Calumet Dr. Birmingham, AL 35242

To have and to hold to said Grantee forever.

No title search was performed in preparing this deed. No warranties are given by the preparer.

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: _____

Anita Brown

Regions Bank

Its: Anita Brown, Vice President

STATE OF MISSISSIPPI
COUNTY OF LAMAR

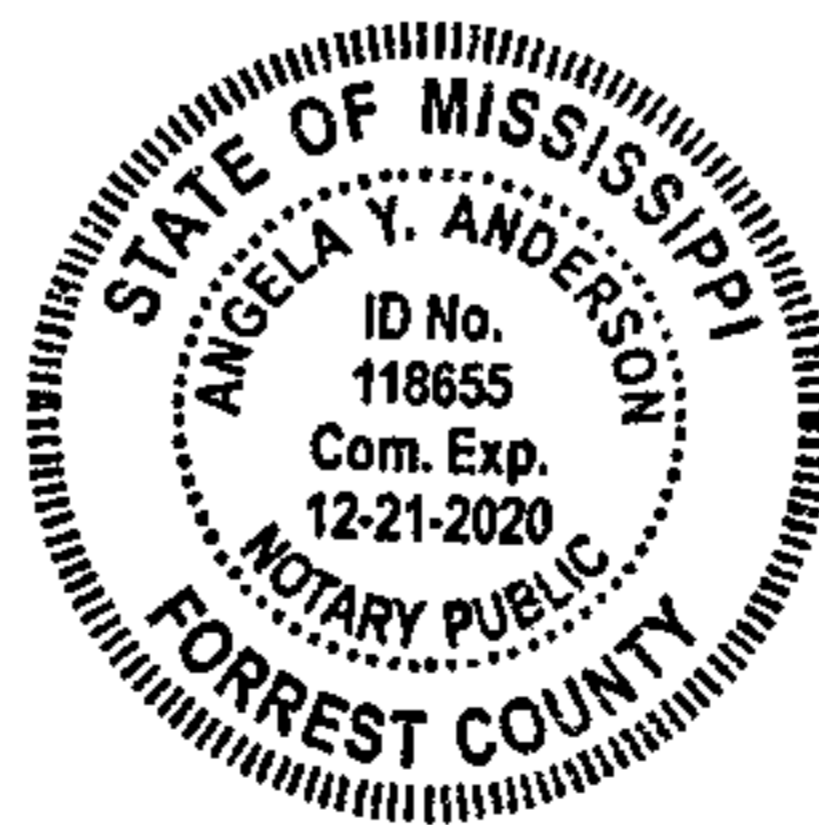
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anita Brown whose name as Vice President of Regions Bank, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, Anita Brown being informed of the contents of the conveyance, Anita Brown, in her capacity as such and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this October 8, 2019.

In witness whereof I hereunto set my hand and official seal.

Angela Y. Anderson
Notary Public

My commission expires 12-21-2020



20191016000381250 2/3 \$120.00
Shelby Cnty Judge of Probate, AL
10/16/2019 11:52:26 AM 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 Regions Bank
Mailing Address 5214 Lincoln Rd.
Hattiesburg, MS 39402

Grantee's Name Brian S. Griffin
Mailing Address 472 Finley Ave. West
Birmingham, AL 35204

Property Address 188 Calumet Dr
Birmingham, AL 35242

Date of Sale
Total Purchase Price \$ 91,806.00
or
Actual Value \$
or
Assessor's Market Value \$

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

Print Brian S. Griffin

Unattested

Sign

(verified by) (Grantor/Grantee/Owner/Agent) circle one

