

QUIT CLAIM DEED

20191204000448180
12/04/2019 11:55:28 AM
DEEDS 1/3

STATE OF ALABAMA)
)
COUNTY OF Houston)

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 to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledge, I, **ROBERT F. ALLEN, a single man**, (herein after referred to as Grantor), hereby remises, releases, quitclaims, grants, sells and conveys to **THRESEA ALLEN, a single woman**, (herein after referred to as Grantee) all her rights, title, interest and claims in or to the real property located at **1079 Hampton Place, Birmingham, Alabama**, situated in Shelby County, Alabama, to wit:

Lot 1022, according to the Survey of Brook Highland, an Eddleman Community, 10th Sector, 2nd Phase, as recorded in Map Book 18, Page 36 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Houston County, Alabama.

This conveyance is subject to any Ad Valorem taxes which may be due now or subsequent hereto, any applicable zoning ordinances, easements, restrictions, reservations, rights of way, set back lines of record, and mining and mineral rights not owned by Grantor.

The undersigned Grantor hereby releases and quit claims to the Grantee any and all rights, title, interests and claims both in law and in equity that she may have to the above described real estate. Once executed, Grantee shall have and hold all interests in the above described property. This release shall endure to the benefit of the Grantee and his heirs, executors, legal representatives, successors and assigns.

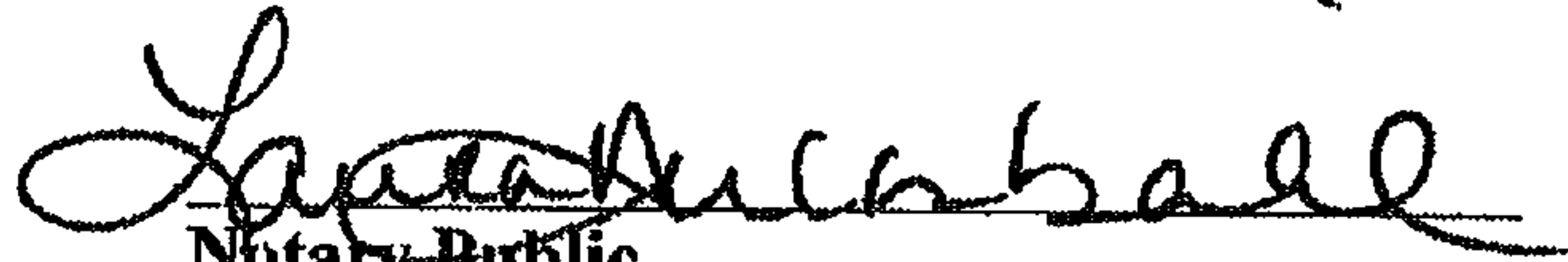
It is hereby certified that no request has been made for the preparer of this instrument to search the title to the property described herein; therefore, no representations are made by the preparer to the accuracy of said description or the validity of the title. The parties herein agree that the preparer of this instrument is not responsible for filing a Form 1099-S or any Internal Revenue forms which may be applicable.

TO HAVE AND TO HOLD to said Grantee forever.

Robert F. Allen 11-21-19
ROBERT F. ALLEN, Grantor Date

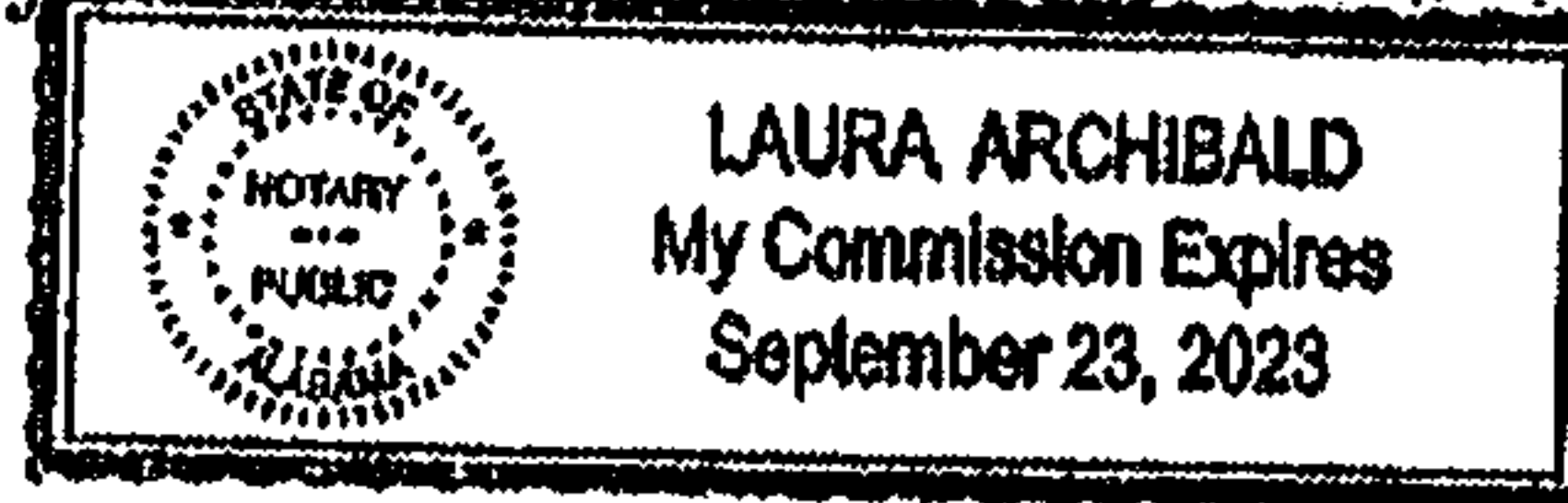
STATE OF Alabama
COUNTY OF Houston)

Before me, the undersigned authority in and for said county, in and state, **ROBERT F. ALLEN**, personally appeared who, being first duly sworn, deposes and says that being informed of the contents of the Deed, that she executed the same voluntarily on the day the same bears date.



Notary Public

My Commission Expires:



This instrument was prepared by Charlotte "Niki" Pierce, Attorney at Law, Dothan Law Group, LLC,
344 North Oates Street, Dothan, Alabama 36303.

Real Estate Sales Validation Form

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

Grantor's Name THERESA Fendley Allen
 Mailing Address 1079 Hampton Pl.
Birmingham AL 35242
→ Robert Allen

Grantee's Name Marcus Hutchinson
 Mailing Address THERESA Fendley Allen
1079 Hampton Pl.
Birmingham AL 35242

Property Address 1079 Hampton Pl.
Birmingham, AL
35242

Date of Sale 11-27-19
 Total Purchase Price \$ 160,000⁰⁰

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 11/27/19

Print Jamie Johnson

Unattested

(verified by)

Sign

(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
 12/04/2019 11:55:28 AM
 \$105.00 CHERRY
 20191204000448180

Ann S. Boyd