

QUITCLAIM DEED **Lawyers Title Insurance Corp. - Birmingham, Alabama**

STATE OF ALABAMA)
SHELBY COUNTY)

20200106000007540 1/2 \$379.00
Shelby Cnty Judge of Probate, AL
01/06/2020 02:00:15 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned ANTHONY ALLEN (hereinafter called Grantor), an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to LaTONYA H. ALLEN (hereinafter called Grantee), an unmarried woman, all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 841, ACCORDING TO THE SUREVEY OF GREYSTONE LEGACY, 8TH SECTOR, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 14 A, B & C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Title not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Shelby County, Alabama, Civil Action Number DR 19 900422 GCS.

TO HAVE AND TO HOLD to said GRANTEE forever.

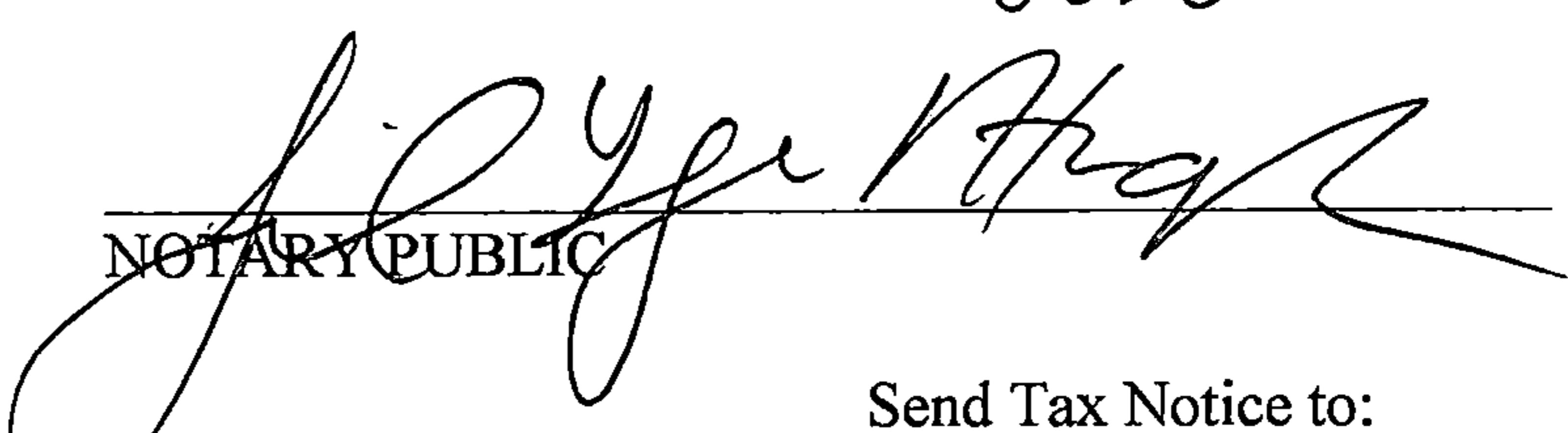
Given under my hand and seal this 2 day of January ^{AA} 2019.


ANTHONY ALLEN

STATE OF ALABAMA
COUNTY OF Shelby

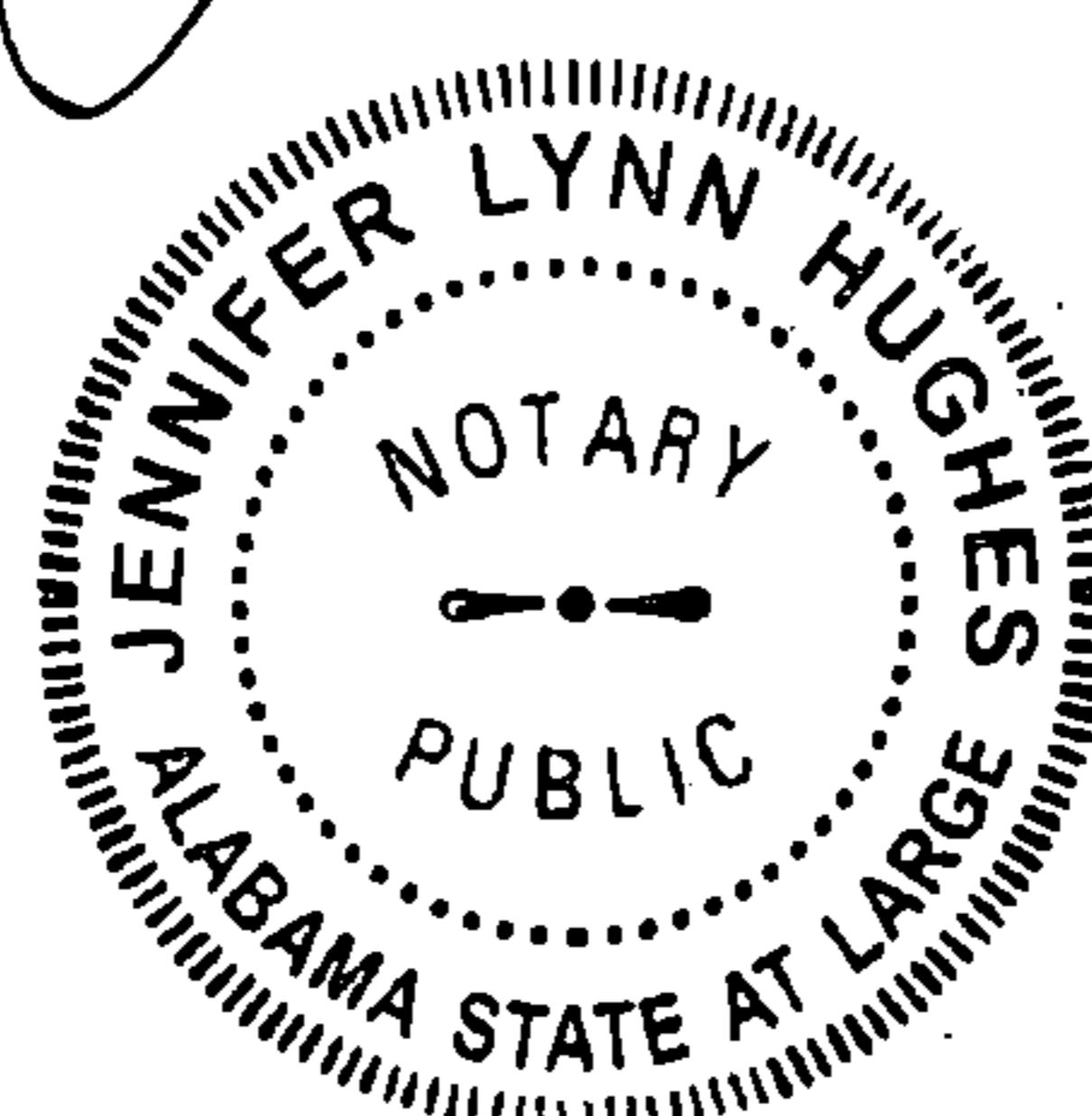
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify ANTHONY ALLEN whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the same bears date.

Given under my hand and official seal this 2nd day of January ^{AA} 2019.
2020


NOTARY PUBLIC

This instrument was prepared by:

Terry M. Cromer, Esquire
P.O. Box 1120
Moody, AL 35004
Suite 100
(205) 352-0100



Send Tax Notice to:

LaTonya Allen
1386 Legacy Dr.
Birmingham, AL 35242

MY COMMISSION EXPIRES 08/13/23

Real Estate Sales Validation Form

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

Grantor's Name Anthony Allen
Mailing Address B'ham, AL 35242

Grantee's Name Latonya H Allen
Mailing Address 1386 Legacy Drive
Birmingham, AL 35242

Property Address 1386 Legacy Drive
B'ham, AL 35242

Date of Sale 1-2-2020

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ >708,000.00

Shelby County, AL 01/06/2020
State of Alabama
Deed Tax:\$354.00

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) Due to divorce 1/2 Value

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 1-6-2020

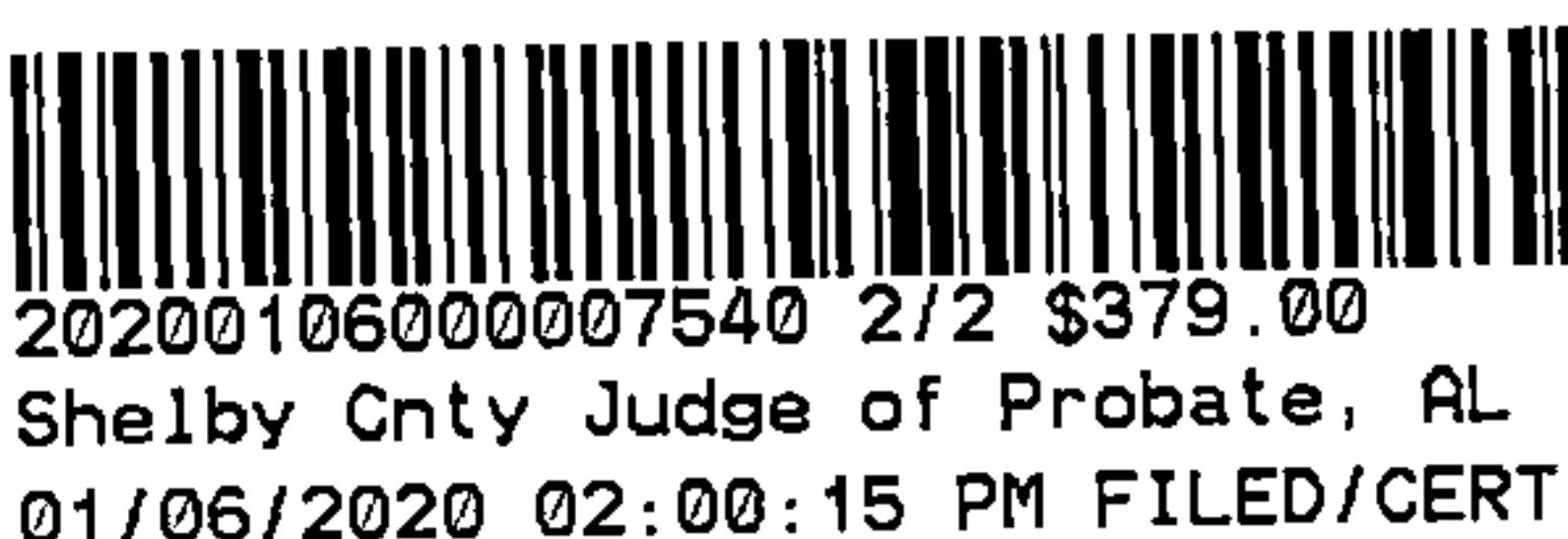
Print Latonya H. Allen

Unattested

Sign

Latonya H. Allen

(Grantor/Grantee/Owner/Agent) circle one



verified by

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Shelby Cnty Judge of Probate, AL
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Form RT-1