

**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

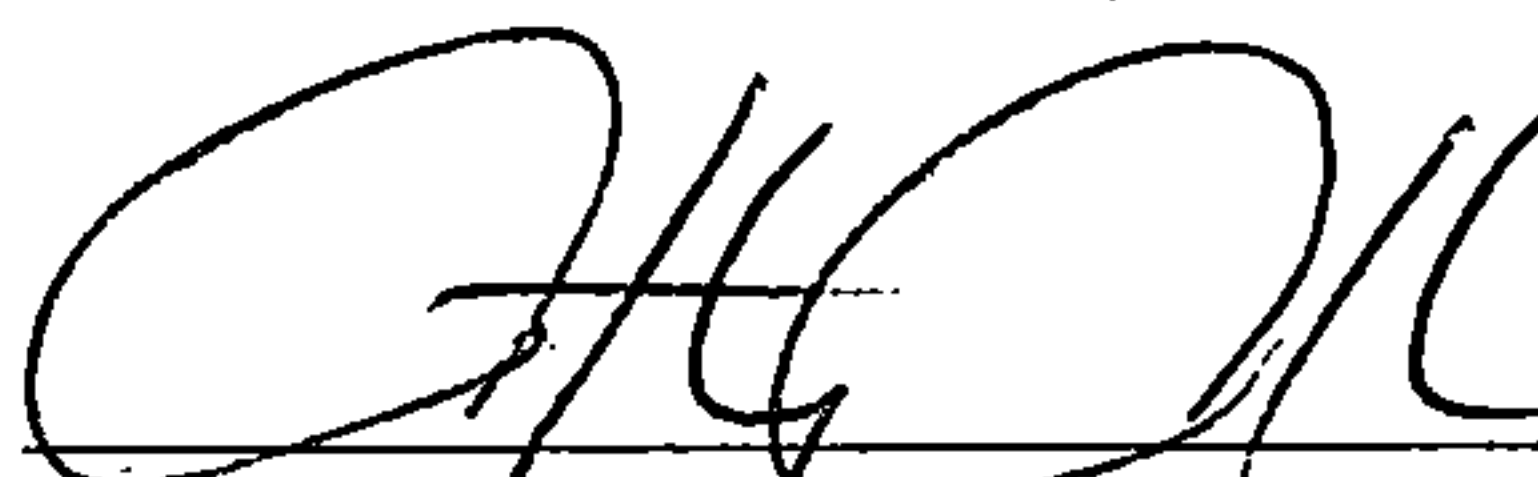
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned ANTHONY ALLEN (hereinafter called Grantor), an unmarried man, hereby remises, 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, 8<sup>TH</sup> 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 2020. <sup>AA</sup>

  
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 2020. <sup>AA</sup>  
2020

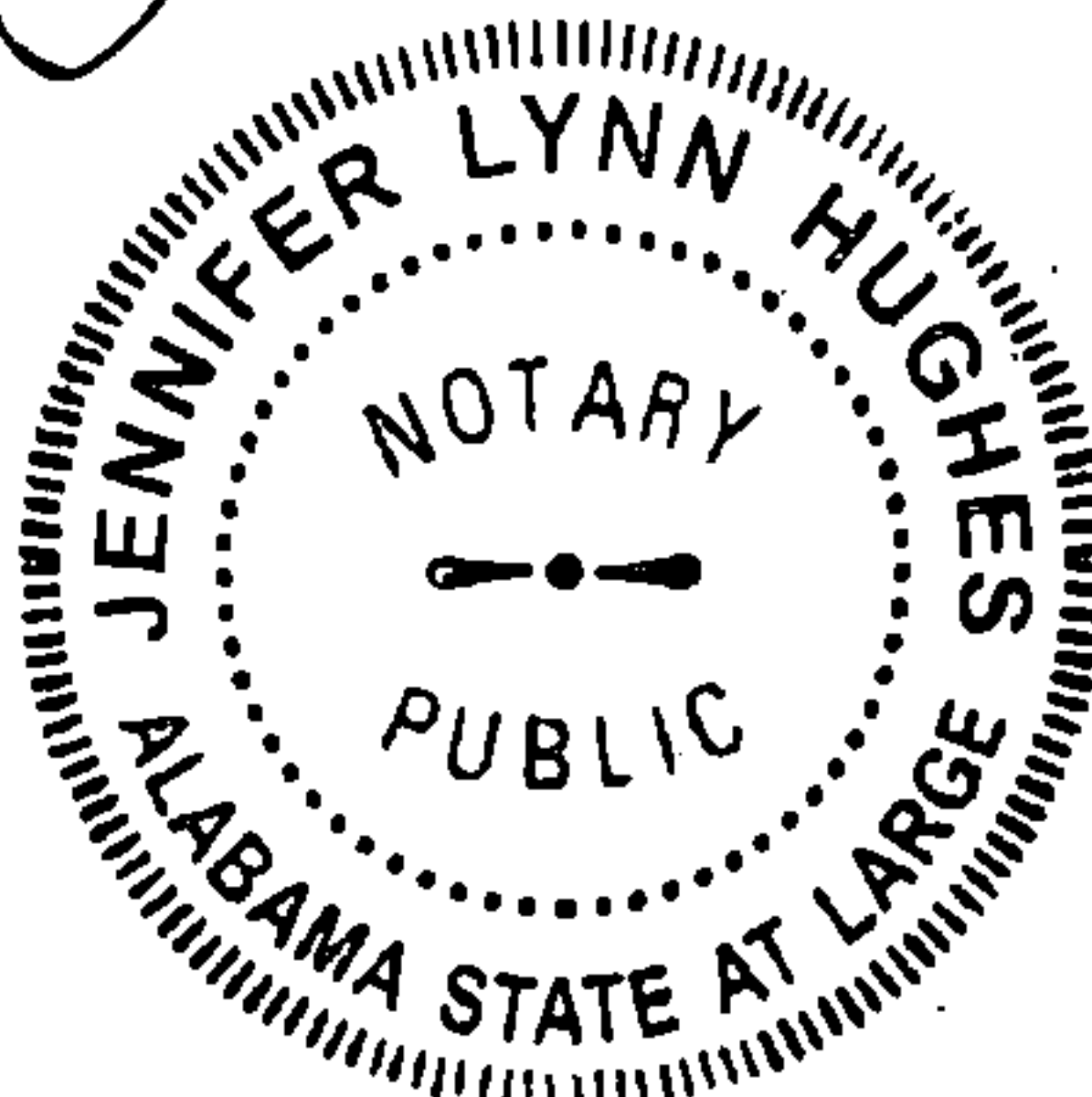
  
NOTARY PUBLIC

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 \$ \_\_\_\_\_

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

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 708,000.00

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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Form RT-1