

20200108000012110  
01/08/2020 03:44:48 PM  
QCDEED 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

Return To:

Inspire Closing Services, LLC  
420 Rouser Road, Suite 500  
Moon Township, PA 15108  
(877) 901-1629

File No. 290103

**Exempt from Recordation Tax. Ala. Code Sec. 40-22-1 (b)(2)**

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
09 5 21 0 000 001.382**

---

### **QUITCLAIM DEED**

**Michael Strickland Dillon, who acquired title as Michael S. Dillon AKA Michael Strickland Dillon and Megan Mei Linn Dillon who acquired title as Megan M. Dillon, husband and wife, hereinafter grantors, whose tax-mailing address is 760 FOREST LAKES DR., STERRETT, AL 35147, for \$0.00 (Zero dollars and no cents) in consideration paid, grant and quitclaim to Michael Strickland Dillon and Megan Mei Linn Dillon, husband and wife, as joint tenants with right of survivorship, in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is 760 FOREST LAKES DR., STERRETT, AL 35147, the following real property in Shelby County, Alabama:**

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **20181212000433110** recorded on **12/12/2018**

Executed by the undersigned on DECEMBER 30, 2019:

*Michael Strickland Dillon who  
acquired title as Michael S. Dillon  
AKA Michael Strickland Dillon*

**Michael Strickland Dillon, who  
acquired title as Michael S. Dillon  
AKA Michael Strickland Dillon**

*Megan Mei Linn Dillon who  
acquired title as Megan M. Dillon*

**Megan Mei Linn Dillon who  
acquired title as Megan M. Dillon**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Michael Strickland Dillon, who acquired title as Michael S. Dillon AKA Michael Strickland Dillon and Megan Mei Linn Dillon who acquired title as Megan M. Dillon** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of DEC, 2019

*[Signature]*  
Notary Public

*MY COMMISSION EXPIRES 7/26/23*

JAMES L GARY JR  
Notary Public  
Alabama State at Large

**EXHIBIT A  
(LEGAL DESCRIPTION)**

**The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:**

**Lot 408, according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122A, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Tax ID: 09 5 21 0 000 001.3821**

**PROPERTY ADDRESS 760 FOREST LAKES DR., STERRETT, AL 35147**

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Michael S Dillon & Megan M Dillon  
 Mailing Address 760 Forest Lakes Drive  
Sterrett, AL 35147

Grantee's Name Michael Strickland Dillon & Megan Mei Linn Dillon  
 Mailing Address 760 Forest Lakes Drive  
Sterrett, AL 35147

Property Address 760 Forest Lakes Drive  
Sterrett, AL 35147

Date of Sale 12/30/2019

Total Purchase Price \$ \_\_\_\_\_

or

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

or

Assessor's Market Value \$ 157,400.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/08/2020 03:44:48 PM  
 \$34.00 CHERRY  
 20200108000012110

*Allen S. Byrd*

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☐ Appraisal☐ Sales Contract☐ Other \_\_\_\_\_☒ Closing Statement

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 01/08/2020Print Laurie Rux☒ UnattestedSign Laurie Rux

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form****Form RT-1**