

Case No.: DR-2018-900474.00

STATE OF ALABAMA)
COUNTY OF SHELBY)CLERK'S DEED

KNOW ALL MEN BY THESE PRESENTS, that WHEREAS, on the 25th day of February, 2019, a Final Judgment of Divorce was rendered by the Circuit Court of Shelby County, Alabama, in the case entitled **REBECCA MCDANIEL, Plaintiff, v. ADAM T. MCDANIEL, Defendant**, Case No.: DR-2018-900474.00, wherein the Defendant, Adam T. McDaniel, was awarded all right, title and interest in and to the property located at **310 Savannah Circle, Calera, Shelby County, Alabama**; and

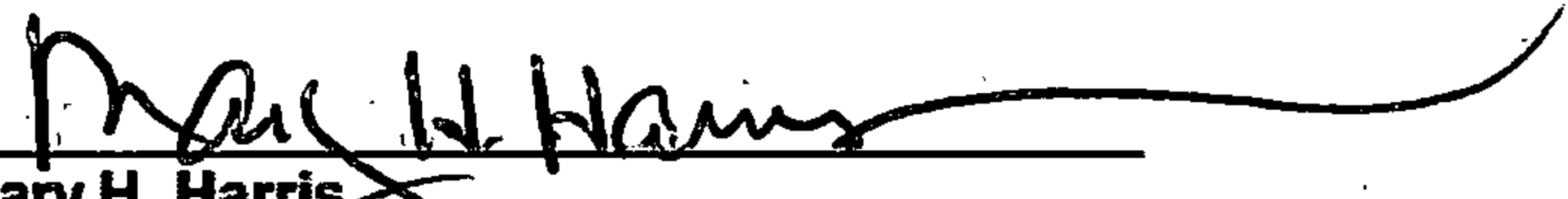
WHEREAS, pursuant to the ORDER entered on the 10 day of JANUARY, 2020, the Clerk of said Court has been ordered and decreed to execute and deliver to Defendant, **Adam T. McDaniel**, a deed conveying all the right, title and interest of Plaintiff, **Rebecca McDaniel**, in and to the parcel of real estate situated in Shelby County, Alabama, more particularly known as, 310 Savannah Circle, Calera, AL 35040;

NOW, THEREFORE, by the authority of the Circuit Court of Shelby County, Alabama, and pursuant to the Order of this Court entered on the 10 day of JANUARY, 2020, in Case Number DR 2018-900474.00, a copy of which is attached hereto as "Exhibit "1", I, **Mary H. Harris**, the undersigned Clerk of said Court, hereby conveys unto **Adam T. McDaniel**, all right, title and interest in the following described parcel of real estate, situated in Shelby County, Alabama, to-wit:

Lot 418, according to the Survey of Savannah Pointe, Sector V, Phase I, as recorded in Map Book 26, Page 60, in the Probate Office of Shelby County, Alabama, reference to said maps or plats being made in and of and as part of this description.

TO HAVE AND TO HOLD unto the said **Adam T. McDaniel**, his heirs, successors, and assigns forever.

DONE under my hand and the official seal of the Circuit Court of Shelby County, Alabama, on this the 10 day of JANUARY, 2020.


Mary H. Harris
Shelby County Circuit Clerk


STATE OF ALABAMA
COUNTY OF SHELBY

I, Lisa Sallas, a Notary Public in and for said county in said state, hereby certify that **Mary H. Harris**, whose name is signed to the foregoing conveyance, and who is known to me to be the Clerk of the Circuit Court of Shelby County, Alabama, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily in her capacity as Clerk on the day the same bears date.

Given under my hand and official seal this the 10th day of January, 2020.


Notary Public
My Commission Expires: 4-14-21

Shelby County, AL 01/28/2020
State of Alabama
Deed Tax: \$103.50


20200128000036200 1/2 \$128.50
Shelby Cnty Judge of Probate, AL
01/28/2020 08:52:29 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 Rebecca McDaniel
Mailing Address 210 Briar Patch Way
Maylene, AL 35114

Grantee's Name Adam Troy McDaniel
Mailing Address 27242 Breakers Drive
Wesley Chapel, FL 33544

Property Address 310 Savannah Circle
Calera, AL 35040

Date of Sale 2/25/2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$206,600 - Half of value \$103,300

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 1/21/2020

Print Adam Troy McDaniel

Sign Adam Troy McDaniel

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20200128000036200 2/2 \$128.50
Shelby Cnty Judge of Probate, AL
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