RECORDING REQUESTED BY:
JARRID D. LATTA
5104 MEADOW BROOK ROAD
MEADOWBROOK, AL 35242

PREPARED BY:
LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

SEND TAX MESSAGE TO:
JARRID D. LATTA
5104 MEADOW BROOK ROAD
MEADOWBROOK, AL 35242

20200203000043710
02/03/2020 10:57:34 AM
DEEDS 1/4

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 24 day of December, 20 19, by first party **JARRID D. LATTA AND ANITA L. LATTA, WHO WERE MARRIED AND HAVE SINCE DIVORCED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 5104 MEADOW BROOK ROAD, MEADOWBROOK, AL 35242 to second party, **JARRID D. LATTA, A SINGLE MAN** whose mailing address is 5104 MEADOW BROOK ROAD, MEADOWBROOK, AL 35242.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of MEADOWBROOK, County of SHELBY, State of ALABAMA to wit:

LOT 14, ACCORDING TO THE SURVEY OF MEADOW BOOK, 8TH SECTOR, 2ND PHASE, AS RECORDED IN MAP BOOK 9, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS BEING THE SAME PROPERTY CONVEYED TO JARRID D. LATTA AND ANITA L. LATTA, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, ITS SUCCESSORS, AND ASSIGNS FOREVER FROM JULIUS B. LOWERY, AN UNMARRIED MAN, IN A DEED DATED MARCH 15, 2013, AND RECORDED MARCH 20, 2013, IN DEED INSTRUMENT NUMBER 20130320000116280.

APN: 10 1 12 0 001 001.072

Property Address: 5104 MEADOW BROOK ROAD, MEADOWBROOK, AL 35242

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Jarrid D. Latta
JARRID D. LATTA

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, Charles Wayne Haynie, a Notary Public, hereby certify that **JARRID D. LATTA,** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 24th day of December, 2019.

CHARLES WAYNE HAYNIE
Notary Public
Alabama State at Large

Charles Wayne Haynie
Notary Public

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Anita L. Latta
ANITA L. LATTA

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Charles Wayne Haynie, a Notary Public, hereby certify that **ANITA L. LATTA,** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 24th day of December, 2019.

CHARLES WAYNE HAYNIE
Notary Public
Alabama State at Large

Charles Wayne Haynie
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name JARRID & ANITA LATTA
Mailing Address 5104 Meadow Brook Road
MEADOWBROOK, AL 35242

Grantee's Name JARRID D. LATTA
Mailing Address 5104 Meadow Brook Road
MEADOWBROOK, AL 35242

Property Address 5104 Meadow Brook Road

Date of Sale _____
Total Purchase Price $ _____
or
Actual Value $ _____
or
Assessor's Market Value $ 364000

20200203000043710 02/03/2020
10:57:34 AM DEEDS 4/4

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 1/2 Assessor Value = $182000

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 2/3/2020 Print Jessica L Medeiros

____ Unattested _____ (verified by) Sign _____ (Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/03/2020 10:57:34 AM
$213.00 CHERRY
20200203000043710

Print Form

Form RT-1