

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

THIS INSTRUMENT PREPARED BY:
Scozzaro Law, LLC
511 Creekside Ct.
Helena, Alabama 35080

SEND TAX NOTICE TO:
Ryan Nance
323 12th Street SW
Alabaster, AL 35007

QUITCLAIM DEED

Shelby County, AL 02/04/2020
State of Alabama
Deed Tax: \$10.00

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to a divorce agreement filed in the Circuit Court of Shelby County, Alabama (DR-2018-900503) and other good and valuable consideration, provided to **Katelynn Pearson Nance** (hereinafter called "Grantor"), the receipt whereof is hereby acknowledged, said Grantor hereby **REMISES, RELEASES and QUITCLAIMS** to **Ryan Nance**, (hereinafter called the "Grantee"), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 4, Block 2, according to the survey of Alabaster Highlands Subdivision, as recorded in Map Book 4, Page 43, in the Probate Office of Shelby County, Alabama.

Subject to all rights of redemption in favor of all persons entitled to redeem the property from that certain foreclosure sale evidenced by Foreclosure Deed from Jonathan A. Morris and Kara N. Morris to Regions Bank d/b/a Regions Mortgage, dated November 12, 2014, recorded in Instrument No. 20141124000370010, in the Probate Office of Jefferson County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Address of Property: 323 12th Street SW, Alabaster, Alabama 35007


TO HAVE AND TO HOLD unto said GRANTEE, his heirs and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said Grantee, his heirs and assigns, that Grantor lawfully seized in fee simple of said premises and free from all encumbrances, unless otherwise noted above that it has a good right to convey the same as aforesaid.

IN WITNESS WHEREOF, the grantor, by its member who is authorized to execute this conveyance has hereunto set its signature and seal this 19th day of December, 2019.

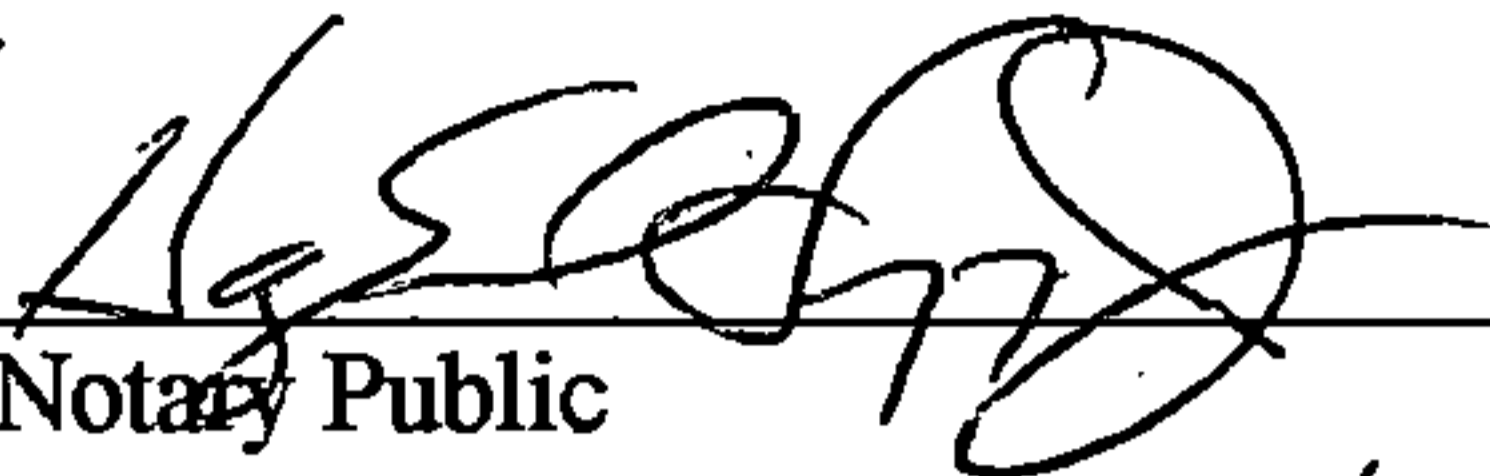
Katelynn Nance - Grantor

Katelynn Nance

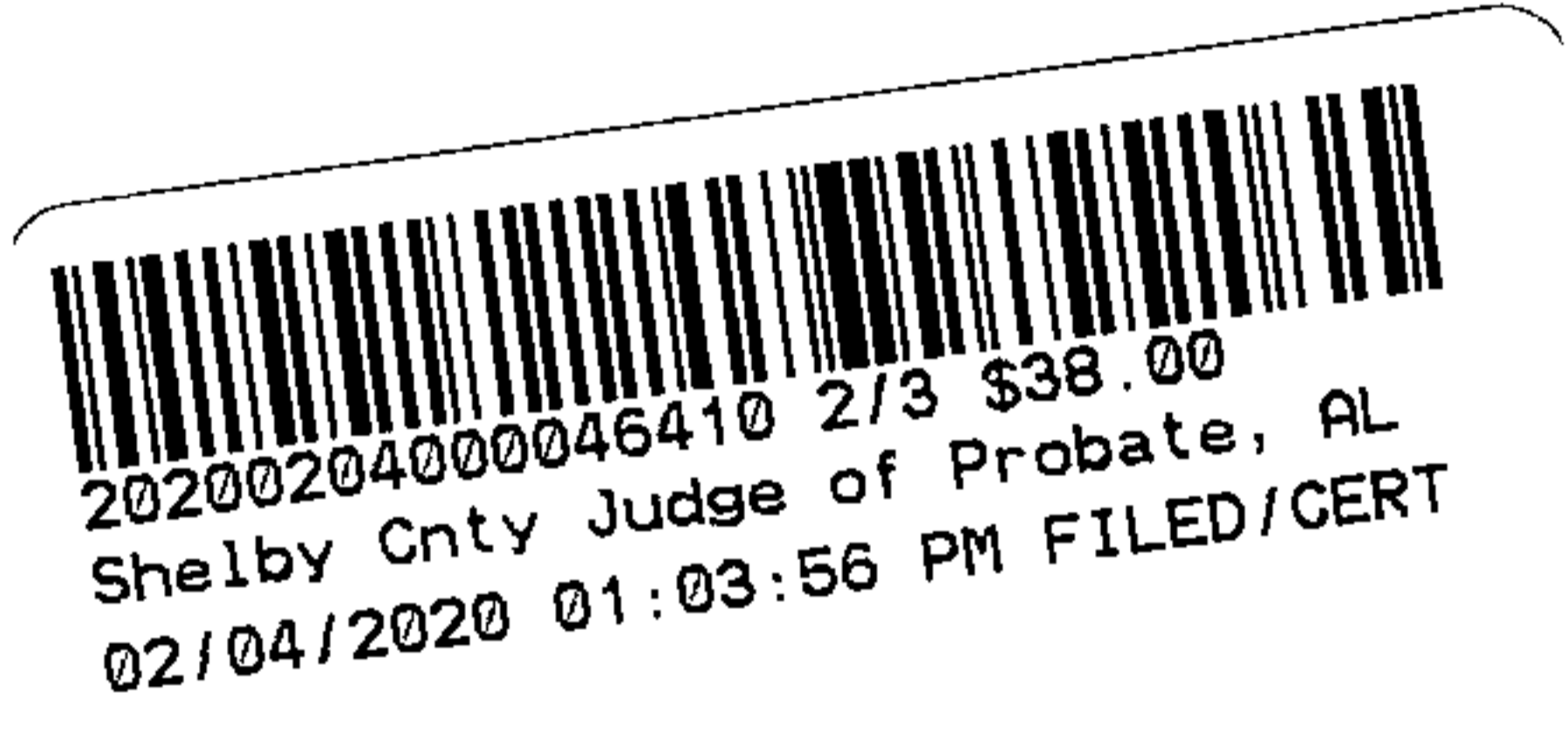
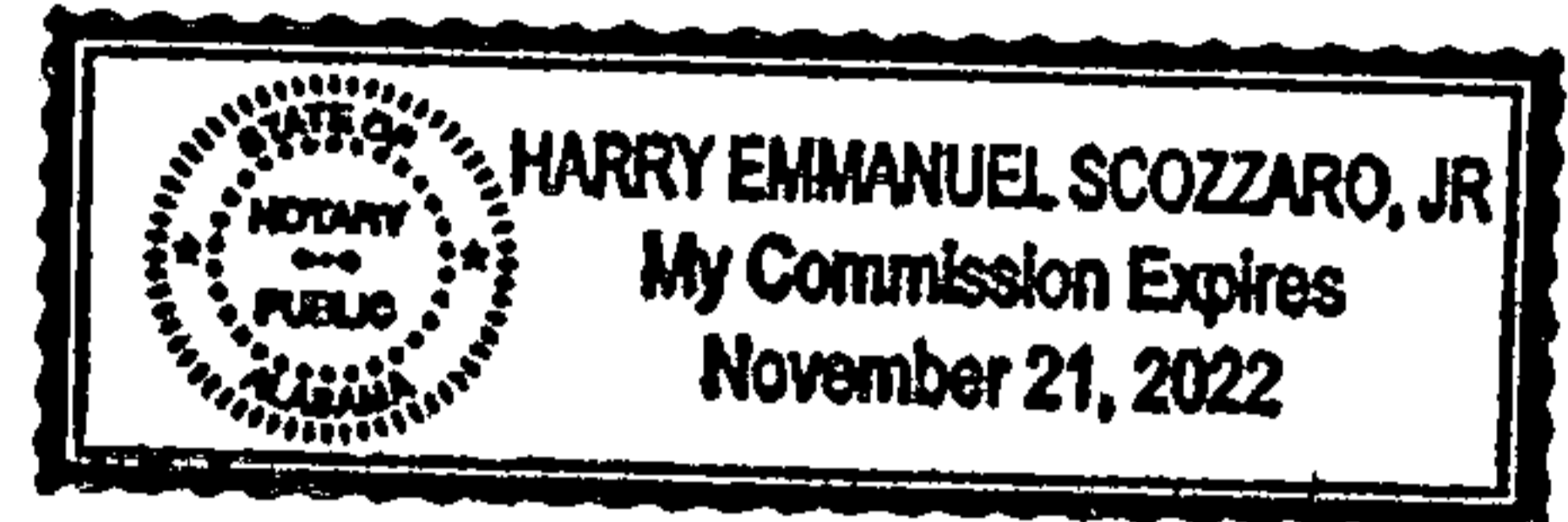
State of Alabama)
Shelby County)


20200204000046410 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
02/04/2020 01:03:56 PM FILED/CERT

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Katelynn Nance, an Alabama resident, 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, she executed the same voluntarily on the day the same bears date. Given under my hand this 19th day of December, 2019.


Notary Public

My commission expires: 11/21/22



Real Estate Sales Validation Form

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

Grantor's Name Katelyn Nance
Mailing Address 138 Cambridge
Alabaster AL 35007

Grantee's Name Ryan Nance
Mailing Address 323 12th St SW
Alabaster AL

Property Address 323 12th St SW
Alabaster AL 35007

Date of Sale July 2015
Total Purchase Price \$ 10,000
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 02-04-20

Print Ryan Nance

Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200204000046410 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
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