

THIS INSTRUMENT WAS PREPARED BY:

BEAR RUSH
1330 21st Way South, Suite 300
Birmingham, Alabama 35205

SEND TAX NOTICE TO:

Joshua Scott
273 Forest Parkway
Alabaster Alabama 35007

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS,

THAT, in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration to the undersigned Grantor, **ASHLEY SCOTT**, (hereinafter referred to as GRANTOR), an unmarried woman, in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents grant, bargain, sell and convey to **JOSHUA SCOTT**, (hereinafter referred to as "GRANTEE"), an unmarried man, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 90, ACCORDING TO THE SURVEY OF PARK FOREST SECTOR 7, PHASE 1, AS RECORDED IN MAP BOOK 19, PAGE 33, IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

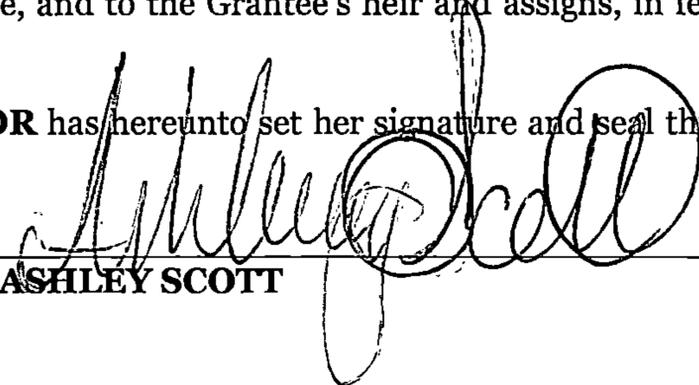
THIS CONVEYANCE AND THE WARRANTIES HEREINAFTER CONTAINED ARE MADE SUBJECT TO ANY AND ALL AD VALOREM PROPERTY TAXES FOR THE CURRENT TAX YEAR, COVENANTS, RESTRICTIONS, SETBACK LINES, RESERVATIONS, RIGHTS OF WAY OF RECORD AND EASEMENTS HERETOFORE IMPOSED UPON THE SUBJECT PROPERTY.

THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT OF DIVORCE, CASE NUMBER: DR-2019-900624, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.

THIS INSTRUMENT PREPARED BY INFORMATION PROVIDED BY THE PARTIES. ATTORNEY HAS MADE NO SEARCH OR EXAMINATION OF THE TITLE RECORDS CONCERNING THE ABOVE-REFERENCED PROPERTY, AND MAKES NO REPRESENTATION, EXPRESS OR IMPLIED, CONCERNING THE NATURE, QUALITY OR STATUS OF TITLE HEREIN CONVEYED.

TO HAVE AND TO HOLD to the said Grantee, and to the Grantee's heir and assigns, in fee simple, forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her signature and seal this 7th day of February, 2020.



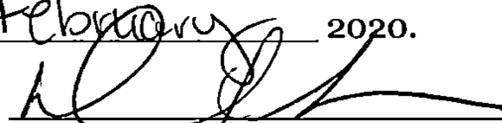
ASHLEY SCOTT (SEAL)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ASHLEY SCOTT**, whose name is signed to the foregoing instrument 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 and official seal this 7th day of February, 2020.





Notary Public
My commission expires: March 20, 2022

Real Estate Sales Validation Form

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

Grantor's Name Ashley Scott
Mailing Address 217 Falling Waters Way
Maylene, Alabama 35114

Grantee's Name Joshua Scott
Mailing Address 273 Forest Parkway
Alabaster, Alabama 35186

Property Address 273 Forest Parkway
Alabaster, Alabama 35186

Date of Sale 01/22/2020
Total Purchase Price \$
or
Actual Value \$



20200213000060300 2/2 \$139.50
Shelby Cnty Judge of Probate, AL
02/13/2020 10:30:36 AM FILED/CERT

Assessor's Market Value \$ \$114,200.00--1/2 of assessed value
pursuant to Final Judgment of
Divorce, 58-DR-2019-90062

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 ShelbyCountyPropertyTax Commisser's website

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 02/13/2020

Print Samantha Rush

Unattested (verified by)

Sign (Samantha Rush) (Grantor/Grantee/Owner/Agent) circle one