

20200220000068780
02/20/2020 02:22:12 PM
QCDEED 1/4

Fidelity National Title of Oregon
45141922908-10

Return to:
Fidelity National Title Company
10200 SW Greenburg Road #110
Portland, OR 97223

Grantor Address/ Send Future Tax Notices:
2144 Brook Highland Ridge
Birmingham, AL 35242

QUIT CLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, LISA JOHNSON, A DIVORCED WOMAN, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey to CURTIS JOHNSON, A DIVORCED MAN, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, more particularly described, to-wit:

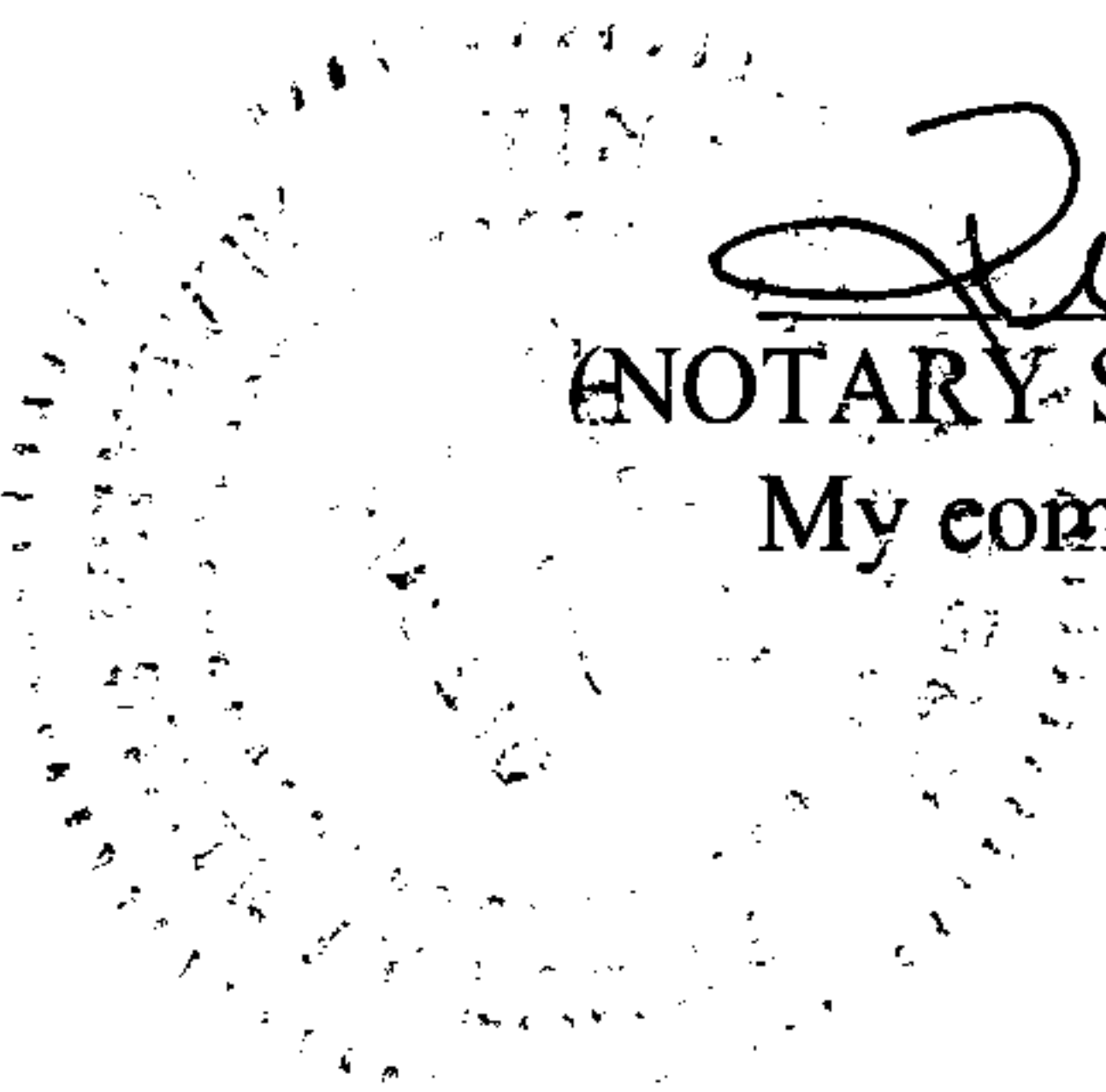
The Land referred to herein below is situated in the City of Anniston, County of Calhoun, State of Alabama, and is described as follows: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS: LOT 2212, ACCORDING TO BROOK HIGHLAND, 22ND SECTOR, AN EDDLEMAN COMMUNITY, RECORDED IN MAP BOOK 28, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 03 4 19 0 001 002.012

STATE OF Alabama
COUNTY OF Shelby

I, Tina S. Hoggle, a Notary Public for the State of Alabama do hereby certify that Lisa Johnson, whose name 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 12th day of December, 2019.

A circular notary seal for Tina S. Hoggle, Notary Public, State of Alabama, is visible on the left side of the page, partially overlapping the signature.
Tina S. Hoggle
(NOTARY SEAL) Notary Public
My commission expires: 3/22/21

This instrument was prepared by:
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Prior Deed Reference: Document No. 20180320000091960

Commonly Known As: 2144 Brook Highland Ridge
Birmingham, AL 35242

Fair Market Value: \$610,200 (1/2 value \$305,100)
Consideration Amount: \$0

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of way of record affecting this title to the above described property.

The above described property is the homestead of Grantor.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by First American Title.

In all references herein to any parties, persons, entities or corporations, the use of any particular Gender or the plural or singular number is intended to include the appropriate gender or number As the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12th day of December, 2019.

GRANTOR:



LISA JOHNSON

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

Grantor's Name Lisa Johnson
 Mailing Address 2144 Brook Highland Rdg
Birmingham, AL 35242

Grantee's Name Curtis Johnson
 Mailing Address 2144 Brook Highland Rdg
Birmingham, AL 35242

Property Address 2144 Brook Highland Rdg
Birmingham, AL 35242

Date of Sale December 12, 2019
 Total Purchase Price \$ 0.00

or
 Actual Value \$ 610,200 (1/2 \$305,100)

or
 Assessor's Market Value \$ 750,200.00

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 County website - per divorce decree
☐ 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 February 5, 2020

Print Deb Croucher-agent

Sign



(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/20/2020 02:22:12 PM
 S336.50 CHERRY
 20200220000068780

Allen S. Byrd

Form RT-1