

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Steven R. Payton
542 Rosebury RD
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Katie D. Payton**, an unmarried woman, (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Steven R. Payton**, an unmarried man (hereinafter called Grantee), all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

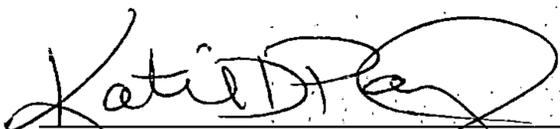
Lot 218A, according to the Survey of 2nd Amended Hillsboro Subdivision Phase II, as recorded in Map Book 39, Page 141, in the Probate Office of Shelby County, Alabama.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR. NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of ~~Chilton~~ County, Alabama, Civil Action No. 14-DR-2019-900374.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

IN WITNESS WHEREOF I sign my hand, this the 21 day of February, 2020.

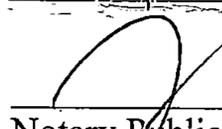

Katie D. Payton

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Katie D. Payton**, 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 the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21 day of February, 2020.


Notary Public
My Commission Expires: 1/18/21

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 18, 2021


20200309000091220 1/2 \$184.50
Shelby Cnty Judge of Probate, AL
03/09/2020 10:10:01 AM FILED/CERT

Shelby County, AL 03/09/2020
State of Alabama
Deed Tax: \$159.50

Real Estate Sales Validation Form

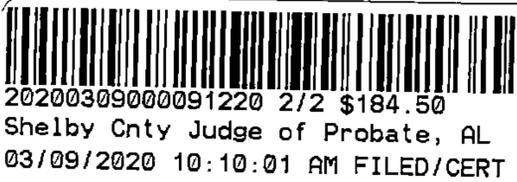
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Katie D. Payton
Mailing Address 542 Rosebury RD
Helena, AL 35080

Grantee's Name Steven R. Payton
Mailing Address 542 Rosebury RD
Helena, AL 35080

Property Address 542 Rosebury RD
Helena, AL 35080

Date of Sale 02/21/2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 318,900.00



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
Sales Contract
Closing Statement
Appraisal
Other 1/2 Tax Assessor's Value Due to Divorce---\$159,450.00

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 02/21/2020

Print Justin Smitherman

Unattested (verified by)

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