

STATE OF ALABAMA)

SHELBY COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar (\$1.00) and

other good and valuable consideration, the undersigned Grantor, in hand paid by the Grantee herein,

the receipt of which is acknowledged, a **Single Man, SCOTT ALAN LEIGH, JR.,** (hereinafter

referred to as Grantor), do hereby release, quitclaim, grant, sell and convey to a **Single Woman,**

HEATHER GARLICK LEIGH, (hereinafter referred to as Grantees), all right, title, interest, and

claim in or to the following described real estate, and improvements, located at **532 Chesser**

Reserve Way Chelsea, AL 35043 situated in **Shelby County,** Alabama, to-wit:


LOT 27, according to the Survey of Chesser Reserve, Phase II, as recorded in Map Book 46, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 1 day of June,

Shelby County, AL 06/08/2020
State of Alabama
Deed Tax:\$110.00


20200608000231010 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
06/08/2020 02:59:37 PM FILED/CERT

2020

Scott Alan Leigh Jr.

SCOTT ALAN LEIGH, JR.

Grantor

STATE OF ALABAMA *
SHELBY COUNTY *

I, the undersigned authority, a Notary Public in and for said county, in said State, hereby certify that **SCOTT ALAN LEIGH, JR.** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1 day of JUNE, 2020.

Joseph Thomas Ritchey Jr.
Notary Public My

Commission Expires: 03/20/2022

THIS INSTRUMENT PREPARED BY: SEND TAX NOTICE TO:

Devin L. Overton, Attorney HEATHER GARLICK LEIGH **The Harris Firm L.L.C.**
532 Chesser Reserve Way 4000 Eagle Point Corporate Drive, Suite 110 Chelsea,
AL 35043 Birmingham, AL 35242 www.theharrisfirmllc.com



Real Estate Sales Validation Form

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

Grantor's Name Scott Alan Leigh Jr
Mailing Address 532 Chesser Reserve Way
Chelsea, AL 35043

Grantee's Name Heather Garlick Leigh
Mailing Address 532 Chesser Reserve Way
Chelsea, AL 35043

Property Address 532 Chesser Reserve Way
Chelsea, AL 35043

Date of Sale June 1, 2020
Total Purchase Price \$ 1.00



20200608000231010 3/3 \$138.00
Shelby Cnty Judge of Probate, AL
06/08/2020 02:59:37 PM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 220,000
Half Value 110,000

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 _____

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 6/1/20

Print SCOTT LEIGH JR.

Unattested

Sign

Scott Alan Leigh Jr

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1