

Space Above This Line for Recording Use Only

STATE OF ALABAMA

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QUITCLAIM DEED

COUNTY OF SHELBY

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PREPARED BY:

Tina Drake
396 Holland Lakes Dr S
Pelham, Alabama 35124

RETURN RECORDED DEED TO:

Tina Drake
396 Holland Lakes Dr S
Pelham, Alabama 35124

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of love and affection for the Grantees described herein and no other consideration, Tina Drake, an unmarried woman, with an address of 396 Holland Lakes Dr S, Pelham, Alabama 35124 (the "Grantor"), hereby conveys and quitclaims without warranty unto Tina Drake, an unmarried woman, with an address of 396 Holland Lakes Dr S, Pelham, Alabama 35124 and Isaac Ephraim Jr, an unmarried man, with an address of 396 Holland Lakes Dr S, Pelham, Alabama 35124, as joint tenants with right of survivorship (collectively, the "Grantees"), all of Grantor's right, title, interest, and claim in or to the real property located in Shelby County, Alabama, described as follows (the "Property"):

Lot 92, according to the final Plat of Holland Lakes, Sector one, as recorded in Map Book 34, Page 85, in the Probate Office of Shelby County, Alabama.

Prior Instrument: Recorded in Map Book 34, Page 85.

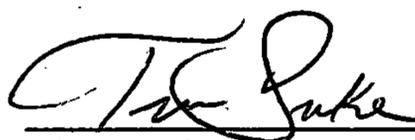
TO HAVE AND TO HOLD, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest, and claim

whatsoever of Grantor, either in law or equity, to the proper use, benefit, and behalf of the Grantees and Grantees' successors and assigns, forever.

The Property is the homestead of Grantor.

This deed is intended to constitute a quitclaim deed. By signing this Quitclaim Deed, Grantor quitclaims whatever interest Grantor may have in the Property to the Grantees.

Signed by the Grantor, Tina Drake, on July 29th, 2020.



Tina Drake

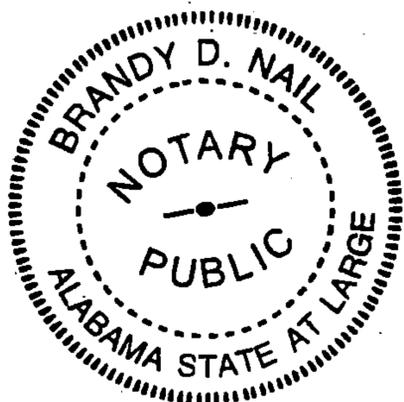
THE STATE OF ALABAMA
SHELBY COUNTY

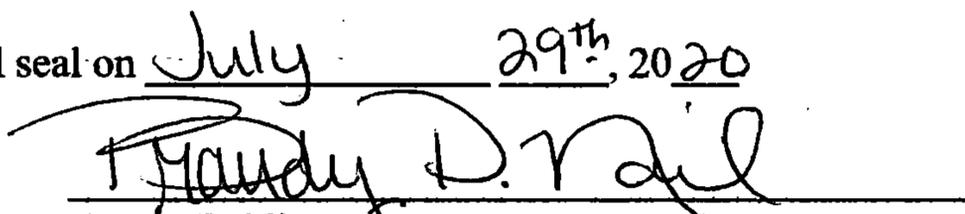


20200730000320870 2/3 \$122.00
Shelby Cnty Judge of Probate, AL
07/30/2020 10:19:52 AM FILED/CERT

I, the undersigned, a notary public in and for said County and in said State, hereby certify that Tina Drake, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on July 29th, 2020




Notary Public exp: 12/7/21

Real Estate Sales Validation Form

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

Grantor's Name Tina Drake
Mailing Address 396 Holland Lakes
Dr S.
Pelham, AL 35124

Grantee's Name Isaac Ephraim Sr.
Mailing Address 396 Holland Lakes
Dr S
Pelham, AL 35124

Property Address 396 Holland Lakes
Dr S
Pelham, AL 35124

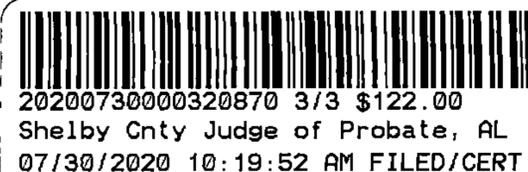
Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 187,400 half value 93,700

Shelby County, AL 07/30/2020
State of Alabama
Deed Tax: \$94.00

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



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 _____

Print Tina Drake

Unattested _____

Sign Tina Drake

(verified by)

(Grantor/Grantee/Owner/Agent) circle one