

20200804000332050 1/4 \$149.50  
Shelby Cnty Judge of Probate, AL  
08/04/2020 03:42:28 PM FILED/CERT

**THIS QUITCLAIM DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR  
SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.  
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL  
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA       )  
                                  )  
COUNTY OF SHELBY     )

Send Tax Notice to:  
Noelle C. Anderson  
5230 Post House Lane  
Birmingham, Alabama 35242

**QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS**, that, effective as of the 20<sup>th</sup> day of May, 2020, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

**JORDAN W. ANDERSON**, an unmarried man, and the former husband of Noelle C. Anderson, whose mailing address is 3337 Culloden Way, Birmingham, Alabama 35242

(hereinafter referred to as the "**Grantor**"), in hand paid by

**NOELLE C. ANDERSON**, an unmarried woman, and the former wife of Jordan W. Anderson, whose mailing address is **5230 Post House Lane, Birmingham, Alabama 35242**

(hereinafter referred to as the "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **REMISE, RELEASE, QUITCLAIM and CONVEY** unto the said Grantee any and all right, title, interest and claim of the Grantor in and to the following described real property situated in Shelby County, Alabama (hereinafter referred to as the "**Property**"; the Property having a Property address of **5230 Post House Lane, Birmingham, Alabama 35242**, and an **Assessor's Market Value of \$237,000.00**, as can be verified by the records of the Property Tax Commissioner of Shelby County, Alabama, the Property being identified as Parcel No. 10 1 11 0 004 006.000), to-wit:


**Lot 74, according to the Survey of Meadow Brook 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.  
TO HAVE AND TO HOLD** to the said Grantee forever.

**NOTE:** The Property is NOT the homestead of the Grantor.

This conveyance is being made in compliance with the terms of that certain Final Judgment of Divorce which was entered by the Circuit Court of Shelby County, Alabama, on May 20, 2020, and filed on May 20, 2020, in that certain divorce action styled Noelle Slager Anderson v. Jordan Anderson, Civil Action Number 58-DR-2020-900194.00. Noelle Slager Anderson is one and the same person as Noelle C. Anderson, the Grantee herein, and Jordan Anderson is one and the same person as Jordan W. Anderson, the Grantor herein.

**REAL ESTATE SALES VALIDATION INFORMATION:** In lieu of the submission of a separate Real Estate Sales Validation Form (the "Validation Form"), the Grantor hereby attests that, to the best of Grantor's knowledge, this conveyance document contains all of the information which would otherwise be included on such Validation Form and that such information so contained in this document is true and accurate. The Grantor further understands that any false statements claimed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1-(h).

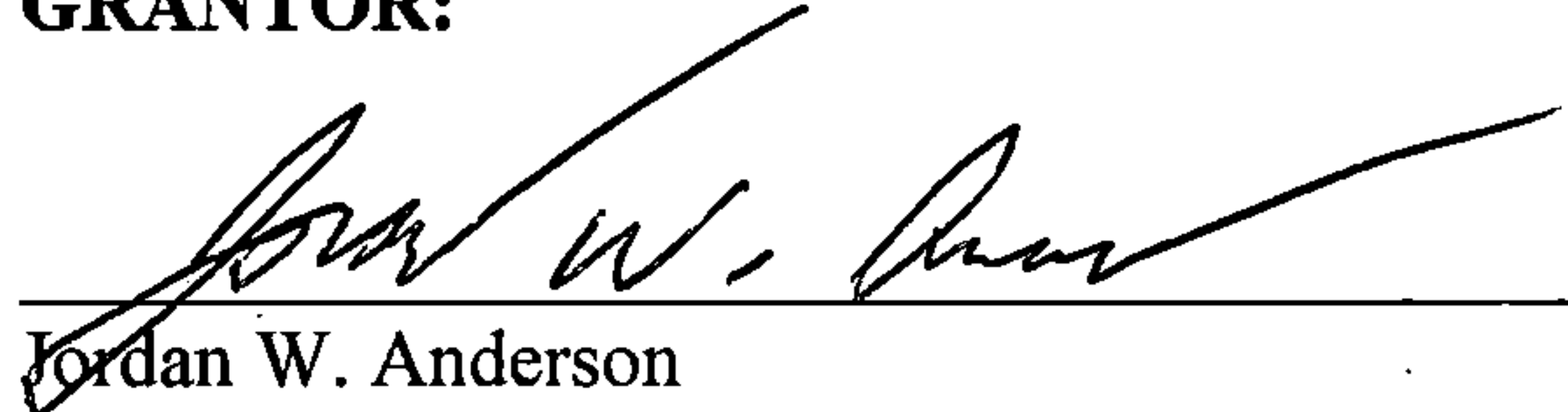
**[Remainder of Page Intentionally Left Blank -  
Signature Page of Grantor Follows]**



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IN WITNESS WHEREOF, the Grantor has hereto set Grantor's hand and seal effective as of the date first above written.

GRANTOR:

  
Jordan W. Anderson

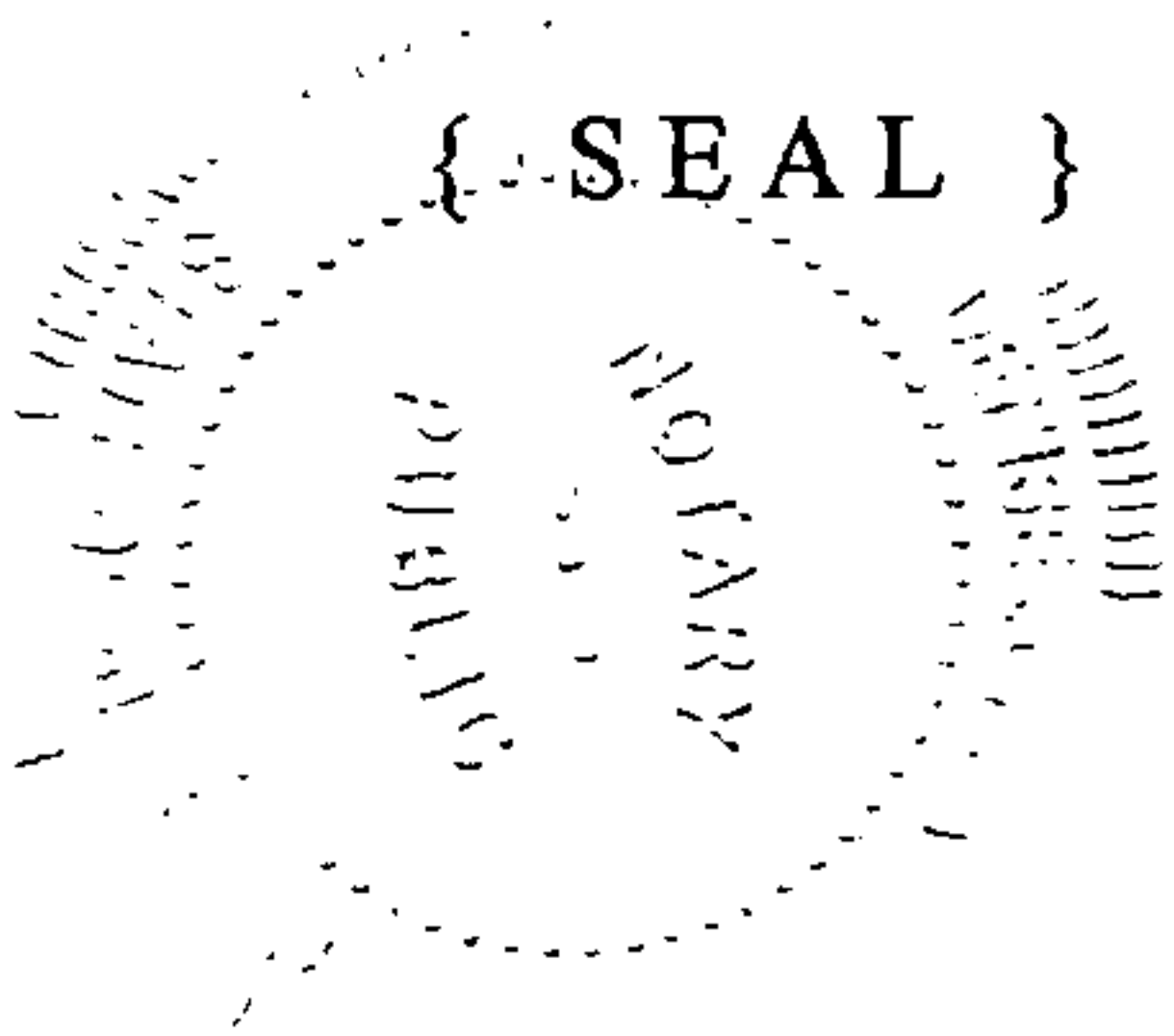
Date of Execution: August 3, 2020

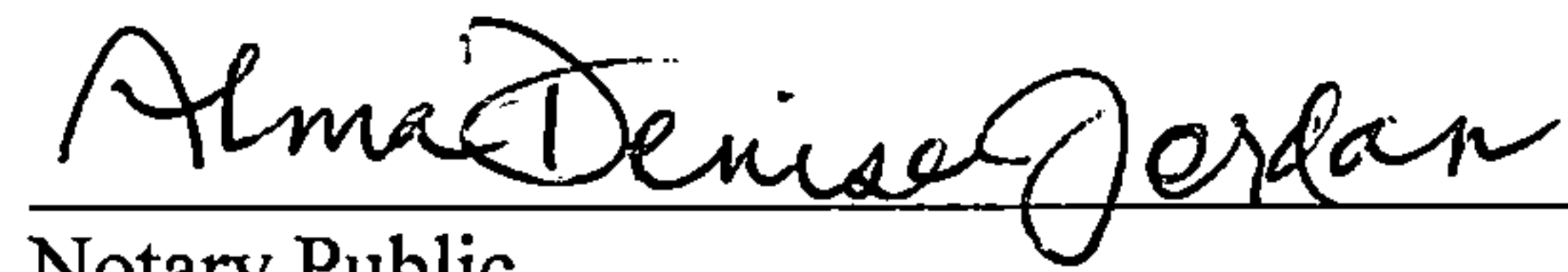
STATE OF ALABAMA )  
COUNTY OF Shelby )

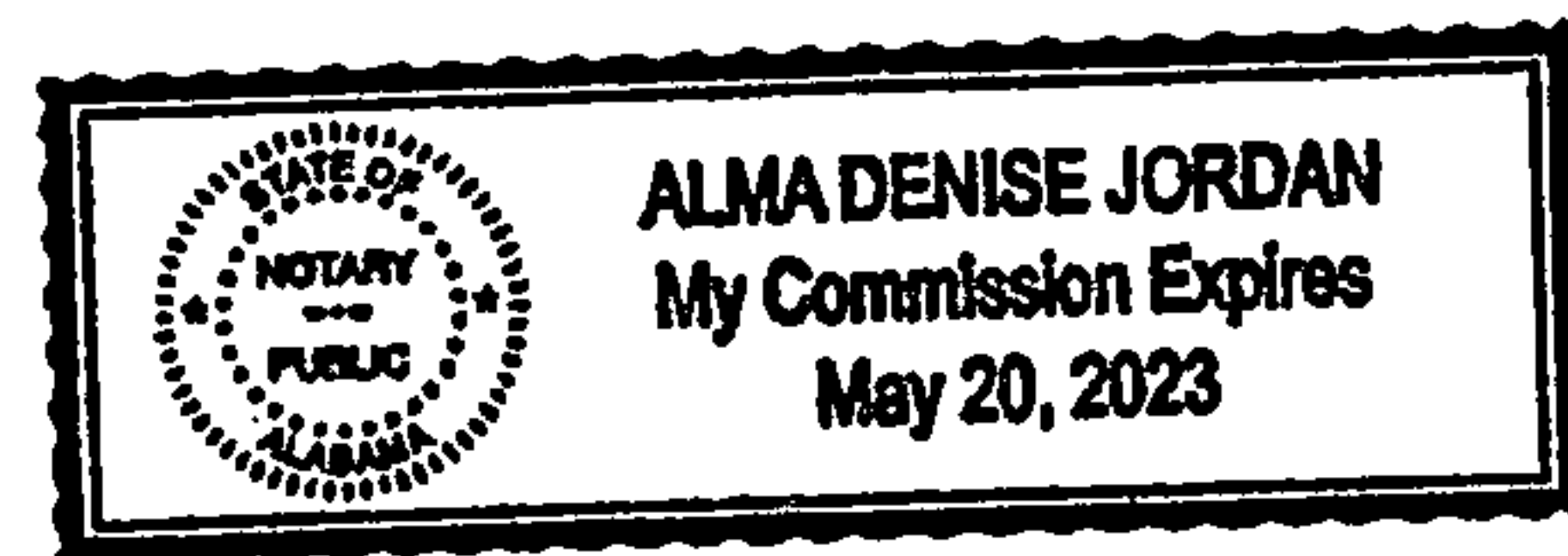
  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jordan W. Anderson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of August, 2020.



  
Notary Public  
My Commission Expires: \_\_\_\_\_



**This instrument prepared by:**  
Katherine N. Barr, Esq.  
Sirote & Permutt, P.C.  
2311 Highland Avenue South  
Birmingham, Alabama 35205



# Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

JORDAN ANDERSON  
3337 Culloden Way  
Birmingham, AL  
35242

Grantee's Name  
Mailing Address

Noelle C. Anderson  
5230 Post House Lane  
Birmingham, AL  
35242

Property Address

Date of Sale

Total Purchase Price \$

or

Actual Value

\$ 237,000.00

or

Assessor's Market Value \$

118,500.00 1/2 value

Shelby County, AL 08/04/2020  
State of Alabama  
Deed Tax: \$118.50

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

LESLIE WARD SLAGER

Unattested

Sign

Leslie Ward Slager

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



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