

20200811000342630
08/11/2020 08:13:26 AM
DEEDS 1/2

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

Send Tax Notice to:
Alyce L Pastor
1505 Citation Terrace
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **David J. Pastor**, an unmarried man, (hereinafter called Grantor), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Alyce L. Pastor**, an unmarried woman (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 103, according to the Survey of Dearing Downs, First Addition, as recorded in Map Book 6, 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 Shelby County, Alabama, Civil Action No. 58-DR-2017-90048350-HLC

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

IN WITNESS WHEREOF I sign my hand, this the 29 day of July, 2020.



David J. Pastor

STATE OF ALABAMA
Shelby COUNTY

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ss:

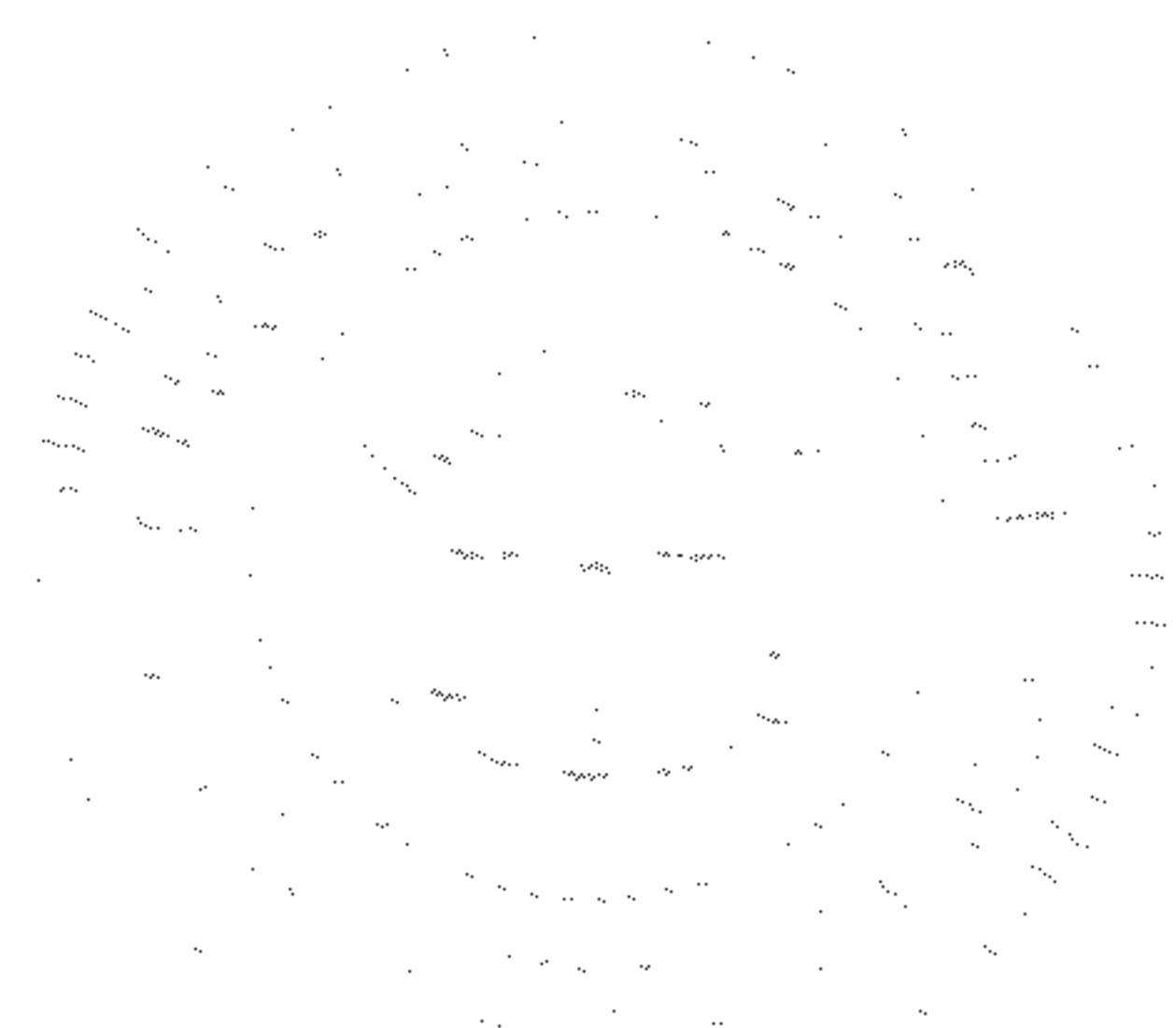
I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **David J. Pastor**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29 day of July, 2020.

Christina A Brown
Notary Public

Christina A Brown / Notary Public

My Commission Expires: 3-18-23



Real Estate Sales Validation Form

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

Grantor's Name David J Pastor
Mailing Address 1505 Citation Terrace
Helena, AL 35080

Grantee's Name Alyce L Pastor
Mailing Address 1505 Citation Terrace
Helena, AL 35080

Property Address 1505 Citation Terrace
Helena, AL 35080

Date of Sale 08/10/2020
Total Purchase Price \$
Actual Value \$
Assessor's Market Value \$ 194,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2020 08:13:26 AM
\$122.00 CHERRY
20200811000342630

Justin S. Smitherman

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 ---\$97,000

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 08/10/2020

Print Justin Smitherman

Unattested (verified by)

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