

20200814000352040
08/14/2020 11:50:23 AM
DEEDS 1/2

This instrument prepared by:
Gregory D. Harrelson, Attorney
Harrelson Law Firm, LLC
101 Riverchase Pkwy East
Hoover, AL 35244

Send Tax Notice To:
Michael Herron
Tra Herron

PO Box 1542
Calera AL 35040

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$10.00 and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Barbara J. Herron, A/K/A Barbara Jean Herron, a single individual (herein referred to as GRANTOR) does hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY to Michael Herron and Tra Herron, husband and wife, (herein referred to as GRANTEES, as joint tenants with right of survivorship) all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 11 and 12, Block 76, according to the Survey of Dunstan's Map and Survey of the Town of Calera, Alabama.

Lot 13, in Block 76, according to J.H. Dunstan's Map of the Town of Calera, Alabama, as recorded in the Probate Office.

Lot 14, in Block 76, according to J.H. Dunstan's Map and Survey of the Town of Calera, Alabama.

Subject to Easements, Restrictions and Rights of Way of Record.

Alfred E. Herron having died on or about the 18th day of October, 2017.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEES forever.

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

Barbara J. Herron
Barbara J. Herron

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara J. Herron, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 this 21st day of May, 2020.

David E. Jever
NOTARY PUBLIC

My Commission Expires April 24, 2022



Real Estate Sales Validation Form

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

Grantor's Name Barbara Jean Herron
 Mailing Address 441 18th St
Calera AL 35040

Grantee's Name Michael and Tra Herron
 Mailing Address PO Box 1542
Calera AL 35040

Property Address 441 18th St
Calera AL 35040

Date of Sale _____
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 74,020

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 5/21/20

Print

Tra Herron

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2020 11:50:23 AM
 \$99.50 CHERRY
 20200814000352040

Alvin S. Byrd