

20200901000385590
09/01/2020 08:49:36 AM
DEEDS 1/3

SOURCE OF TITLE: DEED

Instrument number 20030609000357170

This instrument prepared by:

REGINALD W SMITH ATTORNEY AT LAW 15612 EDWARDIAN WAY NORTHPORT,
ALABAMA 35475

Fair Market Value declared as \$ 198,000

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of \$10.00[TEN DOLLARS] and other good and valuable consideration, in hand paid to the undersigned Grantor (whether one or more), the receipt whereof is hereby acknowledged, I, MARK C. SHUMATE, a married man, does grant, bargain, sell and convey unto SHANNON SHUMATE, a married woman (herein referred to as Grantee), all of the said Grantor's right, title and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 23, according to the Survey of Heather Ridge, Second Addition, Phase One, as recorded in Map Book 20, Page 22, in the Probate Office of Shelby County, Alabama.

Said property is the homestead of the Grantor and this conveyance is made pursuant to the Settlement Agreement as incorporated into a Judgment of Divorce between Shannon S. Shumate and Mark C. Shumate in the Circuit Court of Lamar County, Alabama. Said transaction is effective and binding though executed prior to the Judgment of Divorce being entered by the Judge Presiding over said divorce action.

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. NO ATTEMPT TO OBTAIN THE INFORMATION REQUIRED BY CODE OF ALABAMA 40-22-1 (h) HAS BEEN MADE AND IS THE SOLE RESPONSIBILITY OF THE PARTIES OF THIS TRANSACTION.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 10 day of September, 2019.

Mark C. Shumate

MARK C. SHUMATE, a married man

State of Alabama }

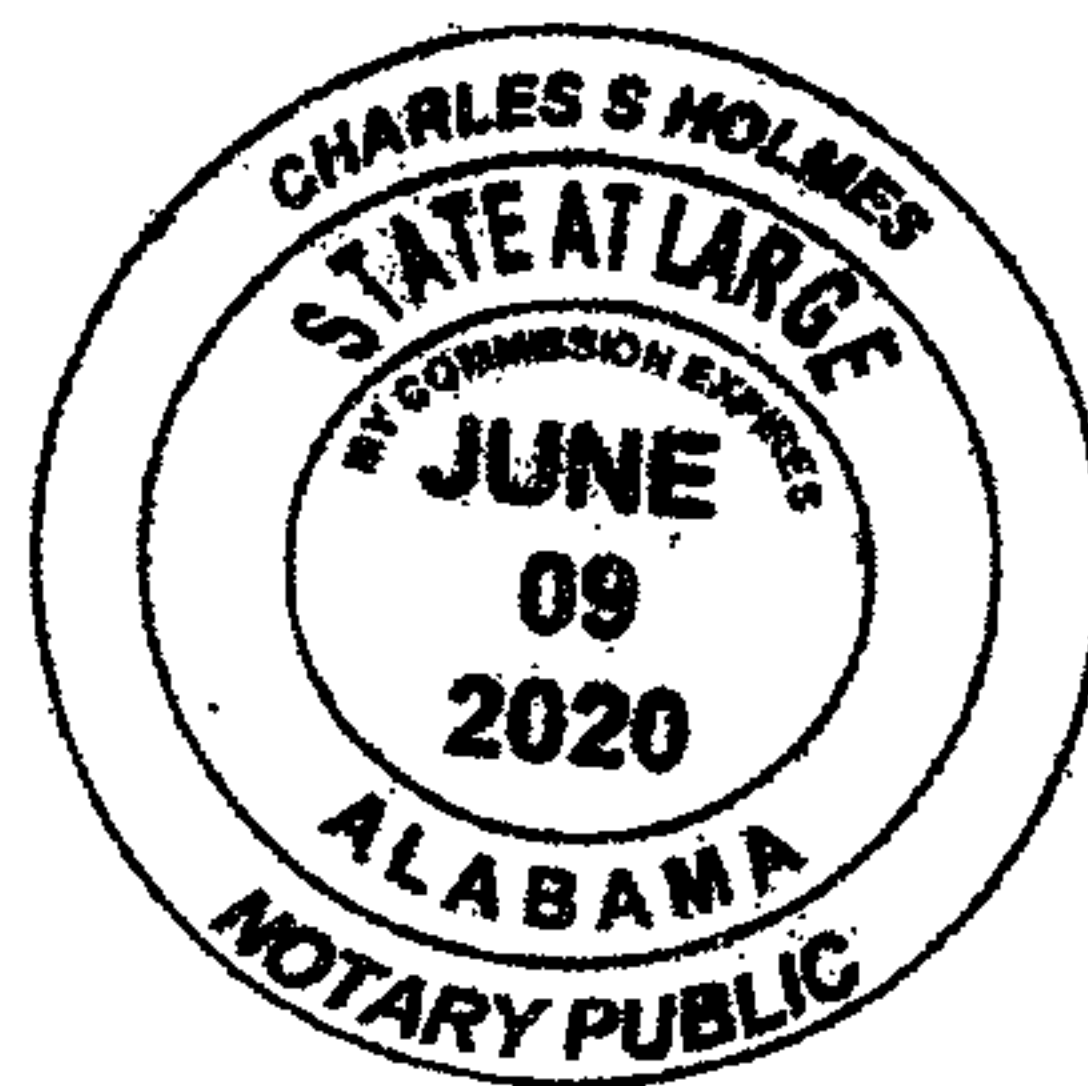
Shelby County }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARK C. SHUMATE, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 10 day of September, 2019.

Charles S. Holmes

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Mark C Shumate
 Mailing Address 103 Heather Way
Pelham, AL 35124

Grantee's Name Shannon Shumate
 Mailing Address 103 Heather Way
Pelham, AL 35124

Property Address 103 Heather Way
Pelham, AL 35124

Date of Sale 9/10/2019
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 198,000 *

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

☐ Appraisal

☐ Sales Contract

☒ Other

Tax Value

☐ Closing Statement

*** Grantor is conveying his 1/2 of the subject property, hence the deed tax should be based off a \$99,000 value **

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 8/27/20

Print Luke A Henderson

Unattested

Sign /s/ Luke A Henderson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records (verified by)
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2020 08:49:36 AM
 \$127.00 JESSICA
 20200901000385590

Allen S. Boud

