

20200908000397950
09/08/2020 10:15:27 AM
DEEDS 1/3

This instrument was prepared by:

Dcborah A. Gregory
CRITTENDEN PARTNERS, P.C.
1 Independence Plaza, Suite 30
Birmingham, Alabama 35209

SEND TAX NOTICE TO:

Kimberly Thornton
102 Heather Way
Pelham, AL 35124

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration to the undersigned **GRANTOR** in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged I, **CHAD THORNTON**, a divorced man, (herein referred to as **GRANTOR**) do hereby **GRANT, BARGAIN, SELL** and **CONVEY** unto **KIMBERLY THORNTON**, (herein referred to as **GRANTEE**), its successors and assigns, my one half (50%) ownership in the following described Real Estate, situated in the County of Jefferson and the State of Alabama:

Lot 7, according to the Survey of Heather Ridge, Second Addition, Phase One, as recorded in Map Book 20, Page 22, in the Probate Office Shelby County, Alabama. Mineral and mining rights excepted.

Commonly known as 102 Heather Way, Pelham, Alabama 35124.

This conveyance was made pursuant to the Final Judgment of Divorce and incorporated Agreement in Case No. DR-2019-900275 in the Circuit Court of Shelby County, Alabama.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE. 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.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 25th day of August, 2020.

Chad Thornton
CHAD THORNTON

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that CHAD THORNTON, an unmarried 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 25th day of August, 2020.

Jane A Holliman
NOTARY PUBLIC

My commission expires: 3-12-2021

Real Estate Sales Validation Form

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

Grantor's Name Chad Thornton
 Mailing Address 102 Heather Way
Pelham, AL 35124

Grantee's Name Kimberly Thornton
 Mailing Address 102 Heather Way
Pelham, AL 35124

Property Address 102 Heather Way
Pelham, AL 35124

Date of Sale 8/25/2020
 Total Purchase Price \$ _____

or

Actual Value \$ _____

or

1/2 Interest

Full value \$226,320.00

Assessor's Market Value \$ 113,160.00

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☒ OtherTax Assessor's 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 9/8/2020Print Amy Courtney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/08/2020 10:15:27 AM
 \$141.50 CHERRY
 20200908000397950

Print Form

Form RT-1

A. S. Boyd