


Shelby County, AL 10/09/2020  
State of Alabama  
Deed Tax: \$231.00

Prepared By & Send Recorded Deed To:  
**Charles Haley**  
**194 Chase Drive**  
**Pelham, AL 35124**

**QUITCLAIM DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

  
20201009000460180 1/3 \$259.00  
Shelby Cnty Judge of Probate, AL  
10/09/2020 03:48:59 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dawn W. Haley n/k/a Dawn Haley Benson** (herein the "Grantor") does hereby remise, convey and forever QUITCLAIM unto **Charles J. Haley** (herein the "Grantee"), the Grantor's interest in the following described real estate situated in Shelby County, Alabama, to wit:

**LOT 12, ACCORDING TO THE SURVEY OF ROYAL OAKS, EIGHT SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 133 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**SUBJECT TO:**

- 1. Any ad valorem property taxes owed for the current tax year, 2020.**
- 2. Easements, restrictions, covenants, and reservations of record.**

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal, this  
8 day of October, 2020.

WITNESS:

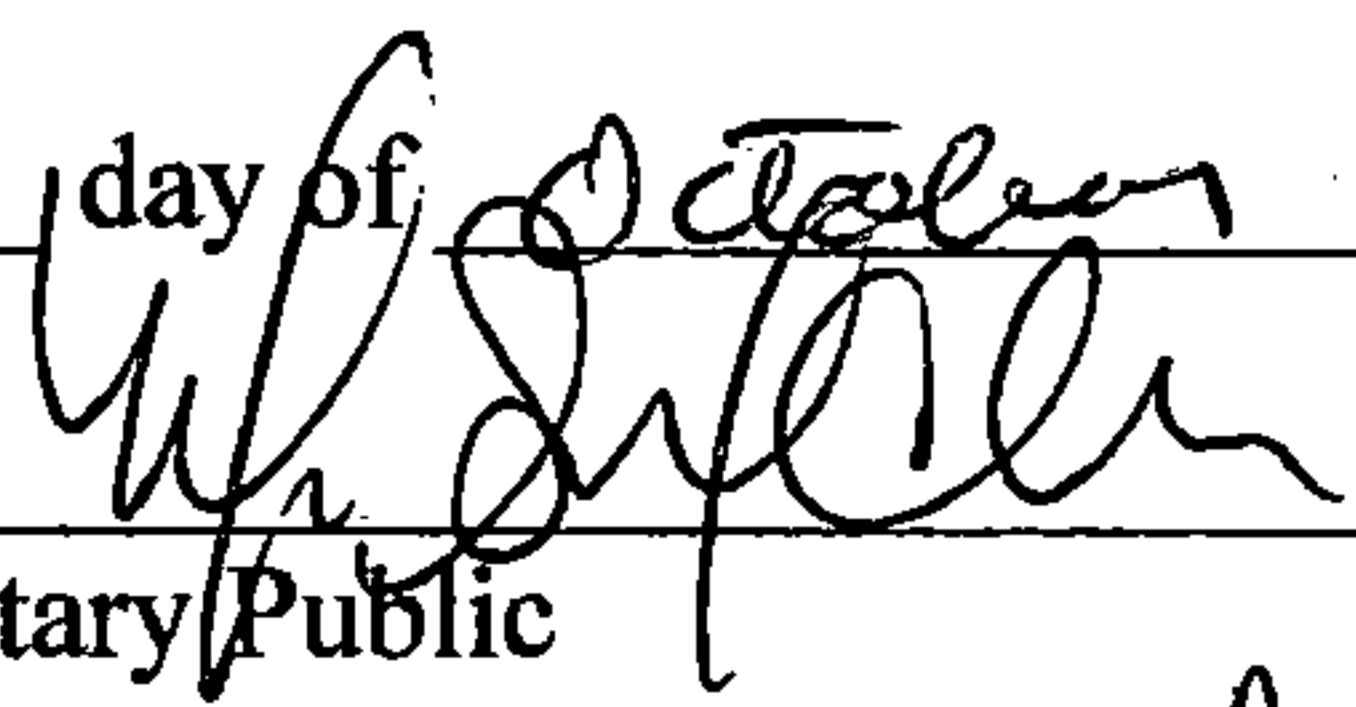
  
\_\_\_\_\_

  
**Dawn W. Haley n/k/a Dawn Haley Benson**

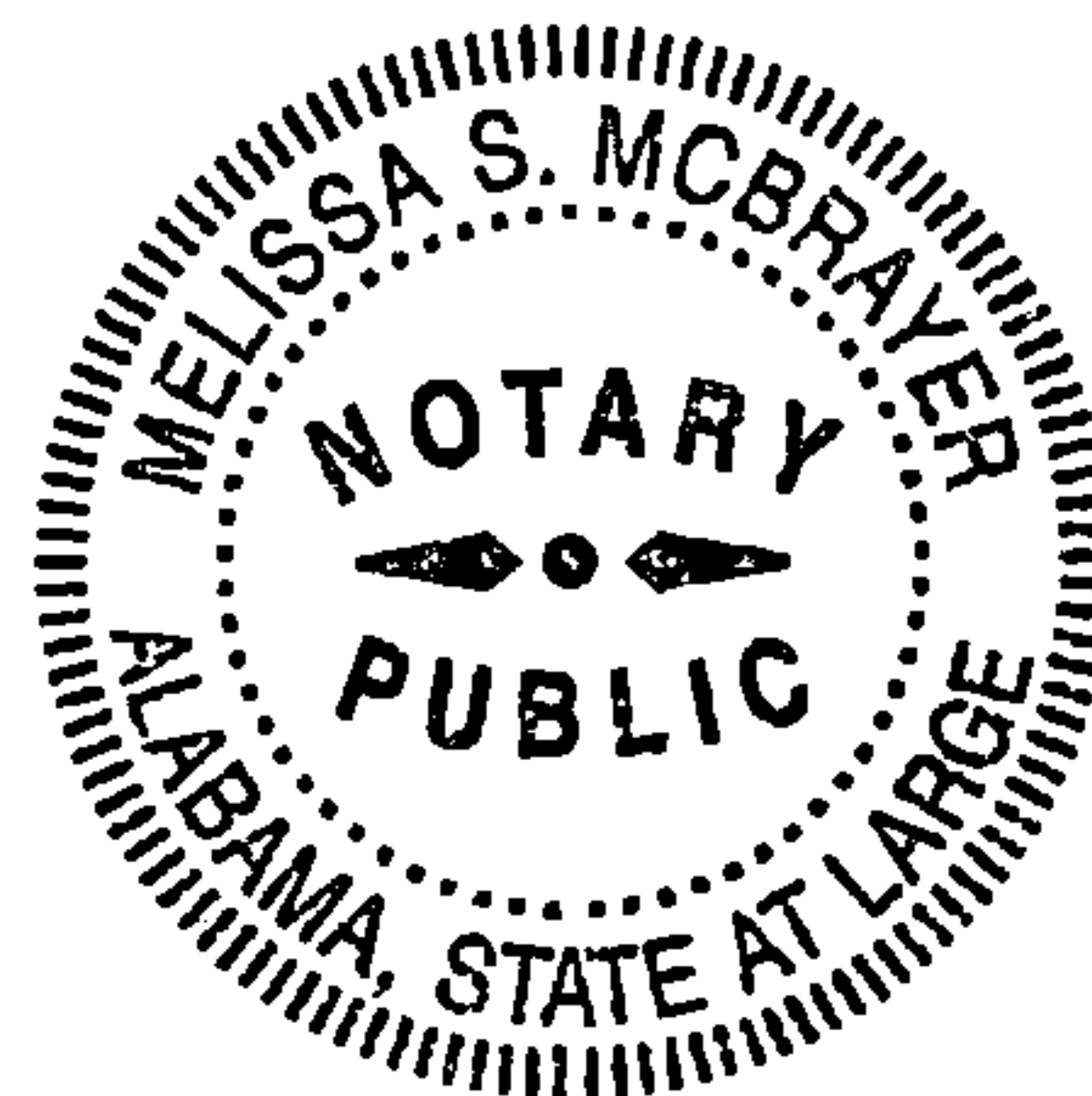
STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dawn W. Haley n/k/a Dawn Haley Benson** whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date.

Given under my hand this 8 day of October, 2020.

  
Notary Public

My Commission Expires: April 09, 2023



20201009000460180 2/3 \$259.00  
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# Real Estate Sales Validation Form

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

Grantor's Name Dawn Haley nka  
Mailing Address Dawn Benson  
unknown

Grantee's Name Charles Haley  
Mailing Address 194 Chase Drive  
Pelham AL 35124

Property Address 194 Chase Drive  
Pelham AL 35124

Date of Sale 10/8/20  
Total Purchase Price \$  
or  
Actual Value \$  
or  
Assessor's Market Value \$ 461,200 1/2 230,600

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 10/9/20

Unattested

(verified by)

Print Charles Haley

Sign Charles Haley

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20201009000460180 3/3 \$259.00  
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Sarah Robinson  
Assessment 10/9/2020