



20201021000478570 1/5 \$210.50
Shelby Cnty Judge of Probate, AL
10/21/2020 11:55:45 AM FILED/CERT

Shelby County, AL 10/21/2020
State of Alabama
Deed Tax:\$176.50

RECORDING REQUESTED BY:
Robert C. Roper

INSTRUMENT PREPARED BY:
Robert C. Roper
5241 Overland Trace
Hoover, Alabama 35244

RETURN DEED TO:
Robert C. Roper
5241 Overland Trace
Hoover, Alabama 35244

(Above reserved for official use only)

SEND TAX STATEMENTS TO:

Robert C. Roper
5241 Overland Trace
Hoover, Alabama 35244

Tax Parcel ID/APN # 13 6 23 1 004 013
000



20201021000478570 2/5 \$210.50
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QUIT CLAIM DEED FOR ALABAMA

(Joint Tenants)

STATE OF ALABAMA COUNTY
OF SHELBY

THIS DEED is made this day of 10/7/20 by and between the "**Grantor**,"

Heather Holman, an unmarried individual residing at 213 Park Lake Trace, Helena,
Alabama 35080

AND the "**Grantees**,"

Robert C. Roper, a married individual residing at 5241 Overland Trace, Hoover,
Alabama 35244

Brynda D. Roper, a married individual residing at 5241 Overland Trace, Hoover,
Alabama 35244


FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Shelby county, Alabama, subject to any restrictions herein:

Property Address: 197 Ivy Brook Trail, Pelham, Alabama 35124

Legal Description: Lot 44, according to the Survey of Ivy Brook, Phase Two, First Addition as recorded in Map Book 19, page 35, in the Probate Office of Shelby County, Alabama.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]


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Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 10-7-20
(date).

Grantor (or authorized agent)

x/ Heather Holman

Print Name: HEATHER HOLMAN

NOTARY ACKNOWLEDGMENT

ALABAMA
COUNTY OF JEFFERSON

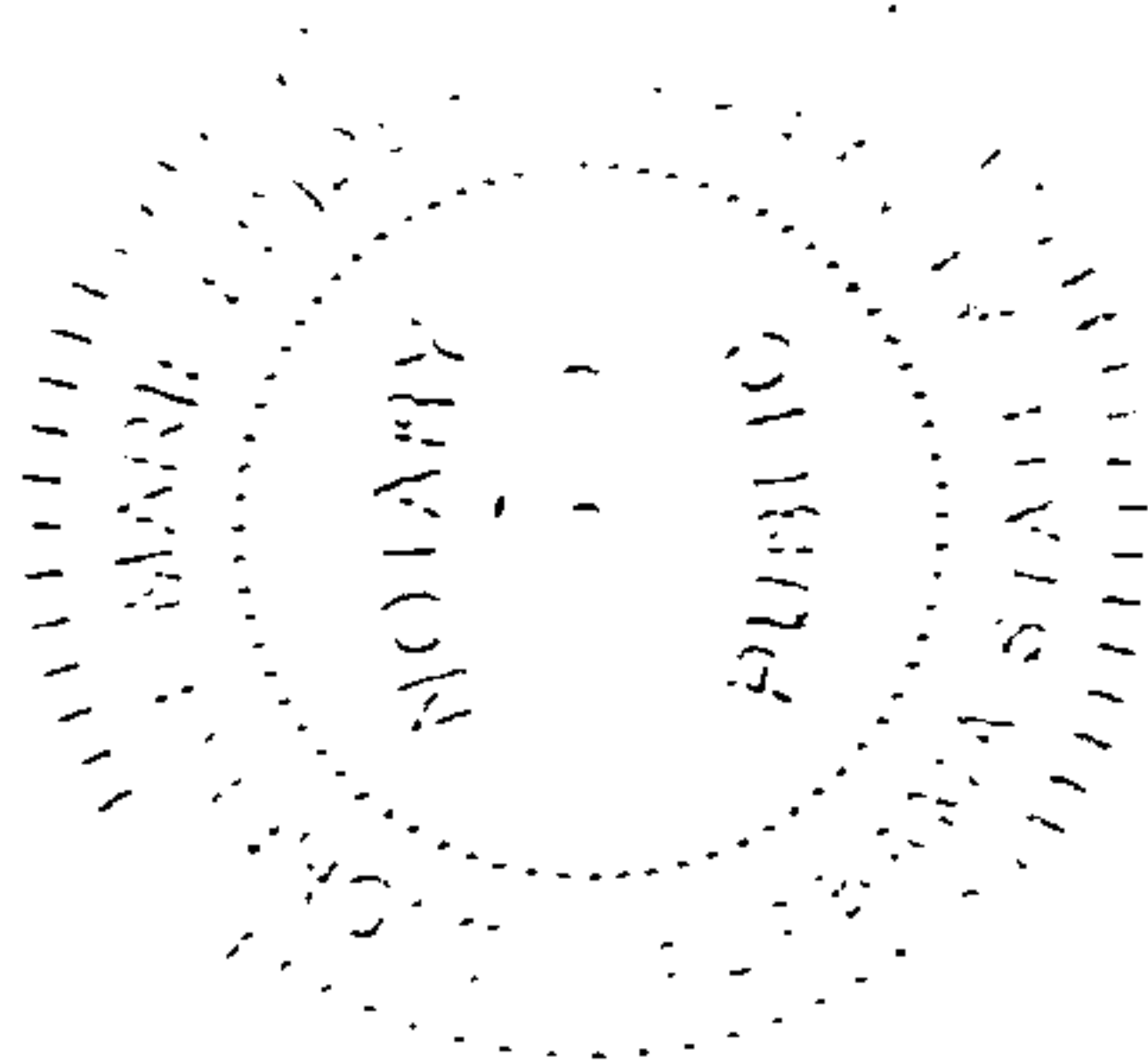
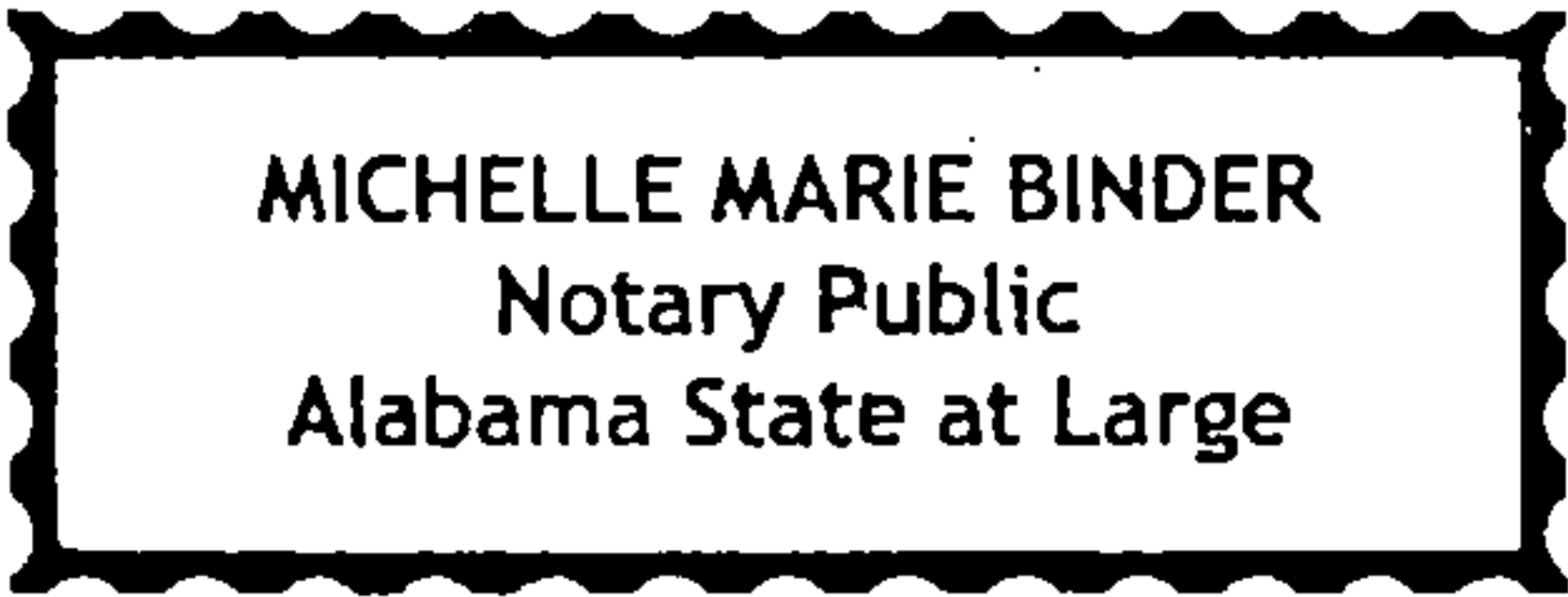
On October 7, 2020 before me, Michelle Marie Binder, personally appeared **Heather Holman**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 10/31/2022

Michelle Marie Binder

Notary Public, Alabama



Real Estate Sales Validation Form

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

Grantor's Name HEATHER HOLMAN
Mailing Address 213 DARK LAKE TRACE
HELENA AL 35080

Grantee's Name Robert & Brenda Roper
Mailing Address 5241 OVERLAND TRACE
HOOVER, AL 35244

Property Address 197 IVY BROOK TRAIL
PELHAM, AL 35124

Date of Sale 7 OCT 2020

Total Purchase Price \$ #1. -

or

Actual Value \$ _____

or

Assessor's Market Value \$ 176,500



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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 _____

Print ROBERT ROPER

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

SL-assessment