

This instrument was prepared by:

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

SEND TAX NOTICE TO:

Lindsey M. Setzer  
5505 Parkside Drive  
Birmingham, AL 35242

## 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, MARK J. SETZER, a married man, (herein referred to as GRANTOR) do hereby GRANT, BARGAIN, SELL and CONVEY unto LINDSEY M. SETZER, (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 Shelby and the State of Alabama:

Lot 67, according to the Survey of Oak Ridge, 1<sup>st</sup> Sector, as recorded in Map Book 9, Page 176, in the Probate Office of Shelby County, Alabama.


Commonly known as 5505 Parkside Drive, Birmingham, Alabama 35242.

This conveyance was made pursuant to the Final Judgment of Divorce and incorporated Agreement in Case No. DR-2020-900661 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.

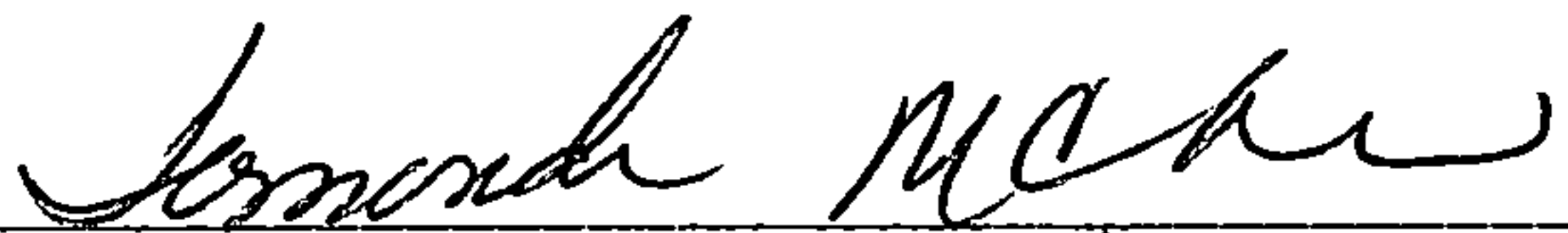
Given under my hand and seal, this 19 day of October, 2020.

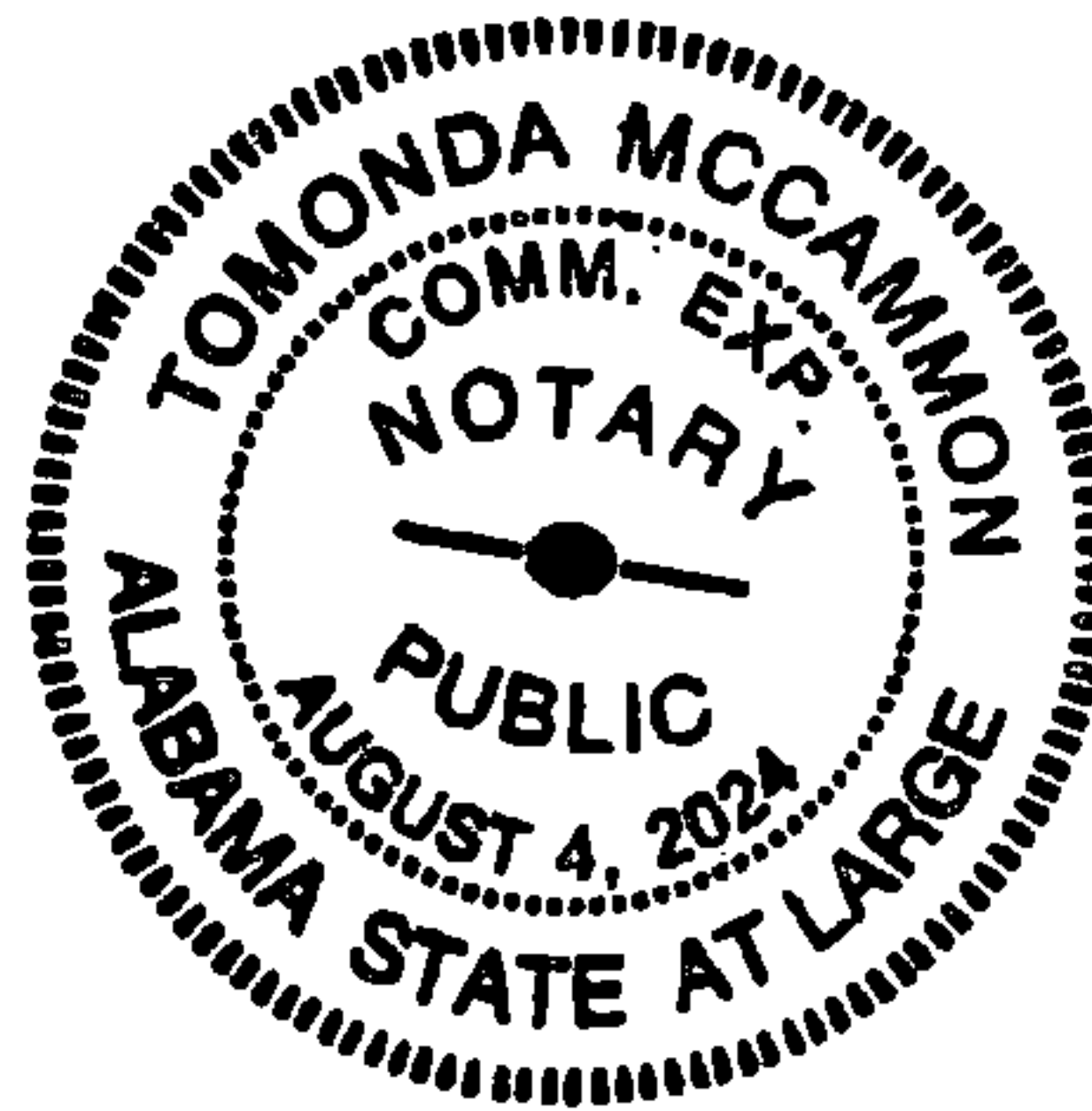
  
MARK J. SETZER (SEAL)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that MARK J. SETZER, 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 19 day of October, 2020.

  
NOTARY PUBLIC  
My Commission Expires: Aug. 4, 2024



20201102000495340 2/3 \$155.50  
Shelby Cnty Judge of Probate, AL  
11/02/2020 03:05:09 PM FILED/CERT



# 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 Setzer  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Grantee's Name Lindsey Setzer  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address 5505 Parkside Dr  
Birmingham, AL  
35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 254,700

Shelby County, AL 11/02/2020  
State of Alabama  
Deed Tax: \$127.50

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 \_\_\_\_\_

1/2 value = \$127,350

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 11/2/2020

Print Lindsey Setzer

☒ Unattested Queen Melson  
(verified by)

Sign Lindsey Setzer  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20201102000495340 3/3 \$155.50  
Shelby Cnty Judge of Probate, AL  
11/02/2020 03:05:09 PM FILED/CERT