

Send tax notice to:

David M. Sokol and Angela Sokol, husband and wife, as joint tenants with right of survivorship  
2016 Bluestone Circle, Birmingham, AL 35242

Prepared by:

George Vaughn, Esquire\*  
Bettters Law Firm PLLC  
800 Town and Country Blvd, Ste 500  
Houston, TX 77024  
(713) 360-6290

Return to:

Attorneys Title Agency  
31440 Northwestern Hwy., Suite 100  
Farmington Hills, MI 48334

**QUITCLAIM DEED**

20107709

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Dated: 20th day of October, 2020.

THIS INDENTURE WITNESSETH, David M. Sokol, joined in execution by spouse, Angela Sokol, whose address is 2016 Bluestone Circle, Birmingham, AL 35242. ("Grantor"), QUITCLAIMS to David M. Sokol and Angela Sokol, husband and wife, as joint tenants with right of survivorship, whose address is 2016 Bluestone Circle, Birmingham, AL 35242 ("Grantee(s)"), for Zero Dollars (\$0.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Shelby County, Alabama:

LOT 1252, ACCORDING TO THE MAP OF HIGHLAND LAKES, 12TH SECTOR, PHASE III, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 33, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY ALABAMA. TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INST. #1996-17543 AND AMENDED IN INST. #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 12TH SECTOR, PHASE III, RECORDED AS INSTRUMENT NO. 20040510000244590 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION"). The legal description was obtained from a previously recorded instrument.

Being the same property conveyed to Grantor by instrument recorded on 8/19/2008 at Instrument Number 20080819000333750 in the records of Shelby County, Alabama.

Commonly known as 2016 Bluestone Circle, Birmingham, AL 35242. This address is provided for informational purposes only.

***Subject to*** all easements, rights-of-ways, covenants, restrictions and public roads of record.

[Signature Page Follows]

ATA File No. AL-20733776-NLS

GRANTOR(S):

David M Sokol

David M. Sokol

ACKNOWLEDGMENT

STATE OF ALABAMA )

COUNTY OF SHELBY - )

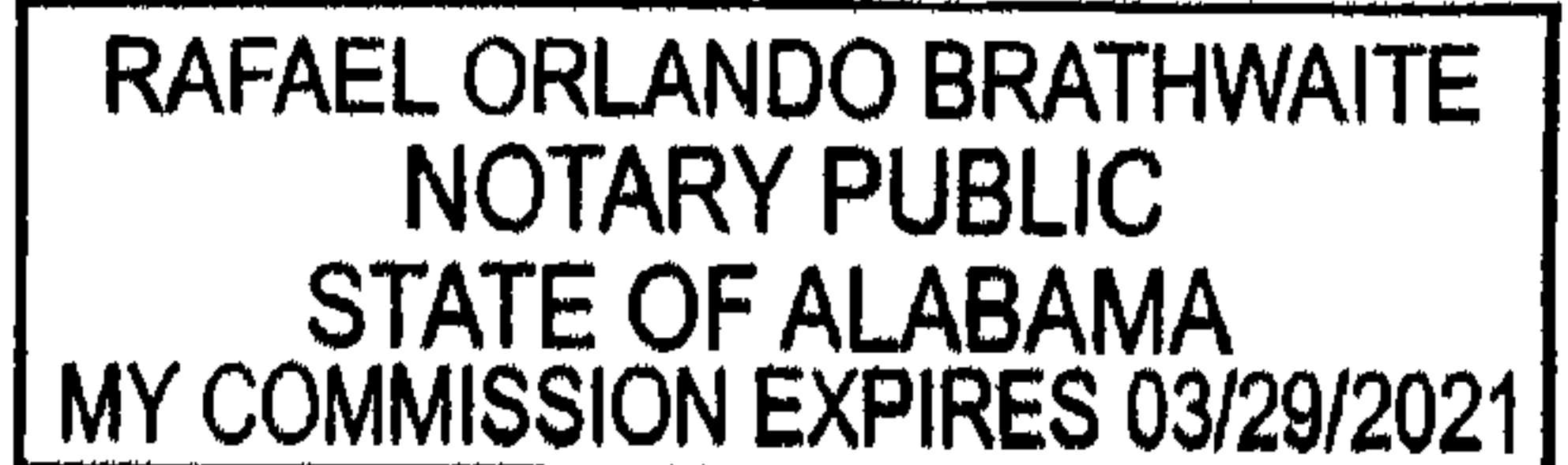
ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared David M. Sokol and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 20 day of OCTOBER, 2020

Rafael Orlando Brathwaite  
Notary Public

My Commission Expires:

3/29/2021



\*The preparer has not had any contact with the Grantor(s) or Grantee(s), and did not provide legal advice to the Grantor(s) or Grantee(s). Information contained in this deed was provided to the preparer by Grantor's agent. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024/ info@betterslawfirm.com/(713) 360-6290.

GRANTOR(S):

20201103000498300 11/03/2020 03:13:07 PM QCDEED 4/5

Angela Sokol  
Angela Sokol

ACKNOWLEDGMENT

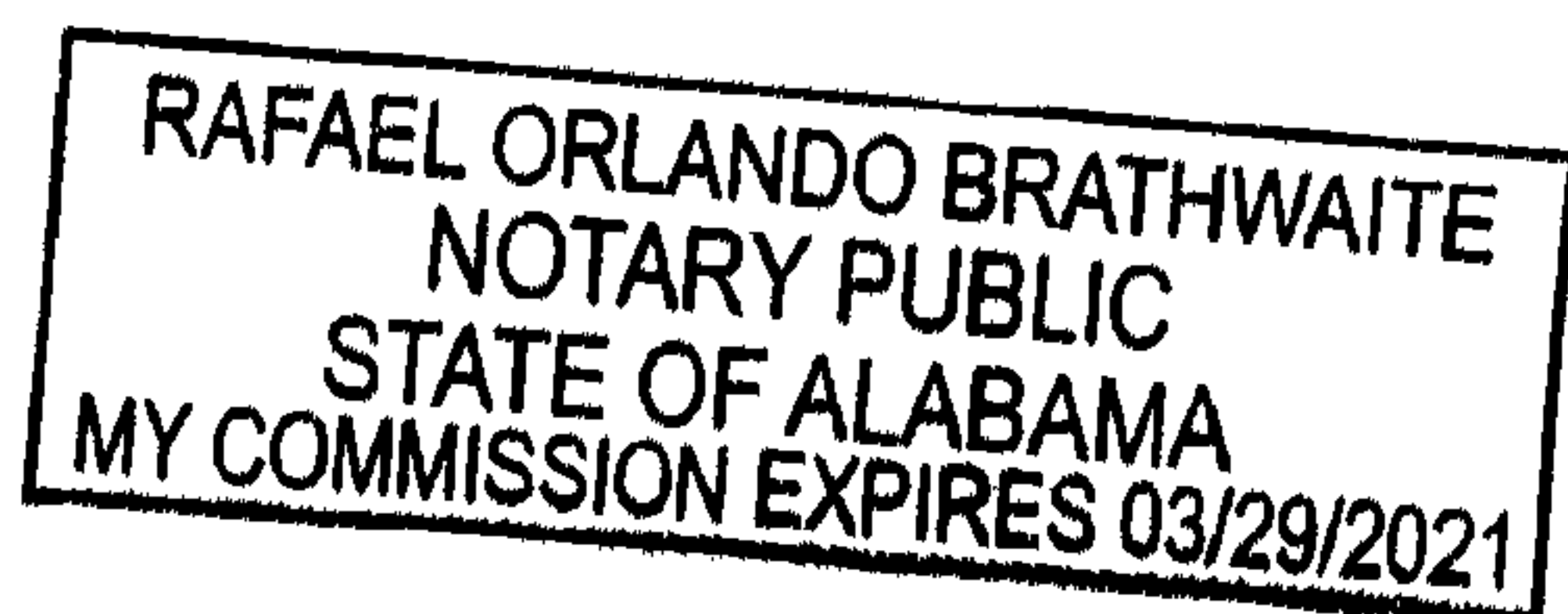
STATE OF ALABAMA )  
COUNTY OF SHELBY )

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Angela Sokol and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 20 day of OCTOBER, 2020

Rafael Orlando Brathwaite  
Notary Public

My Commission Expires: 3/29/2021





## Real Estate Sales Validation Form

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

Grantor's Name David M Sokol  
 Mailing Address 2016 Bluestone Circle  
BIRMINGHAM, AL 35242

Grantee's Name David M. and Angela Sokol  
 Mailing Address 2016 BLUESTONE CIRCLE  
BIRMINGHAM, AL 35242

Property Address 2016 BLUESTONE CIRCLE  
BIRMINGHAM, AL 35242

Date of Sale 10/20/2020

Total Purchase Price \$ 0

or

Actual Value \$

or

Assessor's Market Value \$ 456,000.00

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

☒ Other assessor's website

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 10/20/2020

Print David M Sokol

☐ Unattested

Sign David M Sokol

(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  
 11/03/2020 03:13:07 PM  
 \$490.00 MIST  
 20201103000498300

Allen S. Bayl

Form RT-1