


THIS INSTRUMENT PREPARED BY: Kenneth McMullen
3934 60th Court
Tuscaloosa, AL 35401

QUIT CLAIM DEED


20201223000589010 1/3 \$149.00
Shelby Cnty Judge of Probate, AL
12/23/2020 08:15:28 AM FILED/CERT

NO TITLE SEARCH OR SURVEY REQUESTED AND NONE PERFORMED

STATE OF ALABAMA)
COUNTY OF SHELBY)

This indenture made this 28th day of August, 2020, between KENNETH MCMULLEN as GRANTOR, and NAKIA MCMULLEN as GRANTEE.

WITNESSETH: That the GRANTOR, , an unmarried man, KENNETH MCMULLEN, on behalf of himself, his heirs, executors, administrators, successors, representatives and assigns, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid at or before delivery of this document, the receipt of which is hereby acknowledged, has bargained and sold and by this document does grant, bargain, sell, convey, remise, release and forever QUIT CLAIMS unto said GRANTEE, NAKIA MCMULLEN, an unmarried woman, on behalf of himself, his heirs, executors, administrators, successors, representative and assigns, all the right, title, interest, claim or demand which the GRANTOR may have had in and to the following described property:

SUB DIVISON1: OLD CAHABA IV, LOT 1331 ^{new}
METES AND BOUNDS:
PARCEL NUMBER 13 4 20 4 002 008.000
AS RECORDED IN MAP BOOK 33, PAGE 80, IN THE OFFICE OF
THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA;
KNOWN AS 962 OLD CAHABA DRIVE, HELENA, ALABAMA.

Subject to easements, restrictions and reservations of record, if any.

Subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Shelby County, Alabama, Civil Action No. 58-DR-2014-900334.00 and is subject to a first mortgage lien which the grantee herein hereby agrees to assume and timely pay.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, 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 the said tract of land, with all singular the rights, members and appurtenances thereof, so that neither GRANTOR nor any other person claiming under him shall at any time claim or demand any right, title or interest to the said tract of land or appurtenances.

IN WITNESS THEREOF, the said GRANTOR has herewith set his hand and seal, the day and year first above written.


GRANTOR: KENNETH MCMULLEN

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County in, said State, hereby certify that Kenneth Mc Marker
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 execute the same voluntarily.

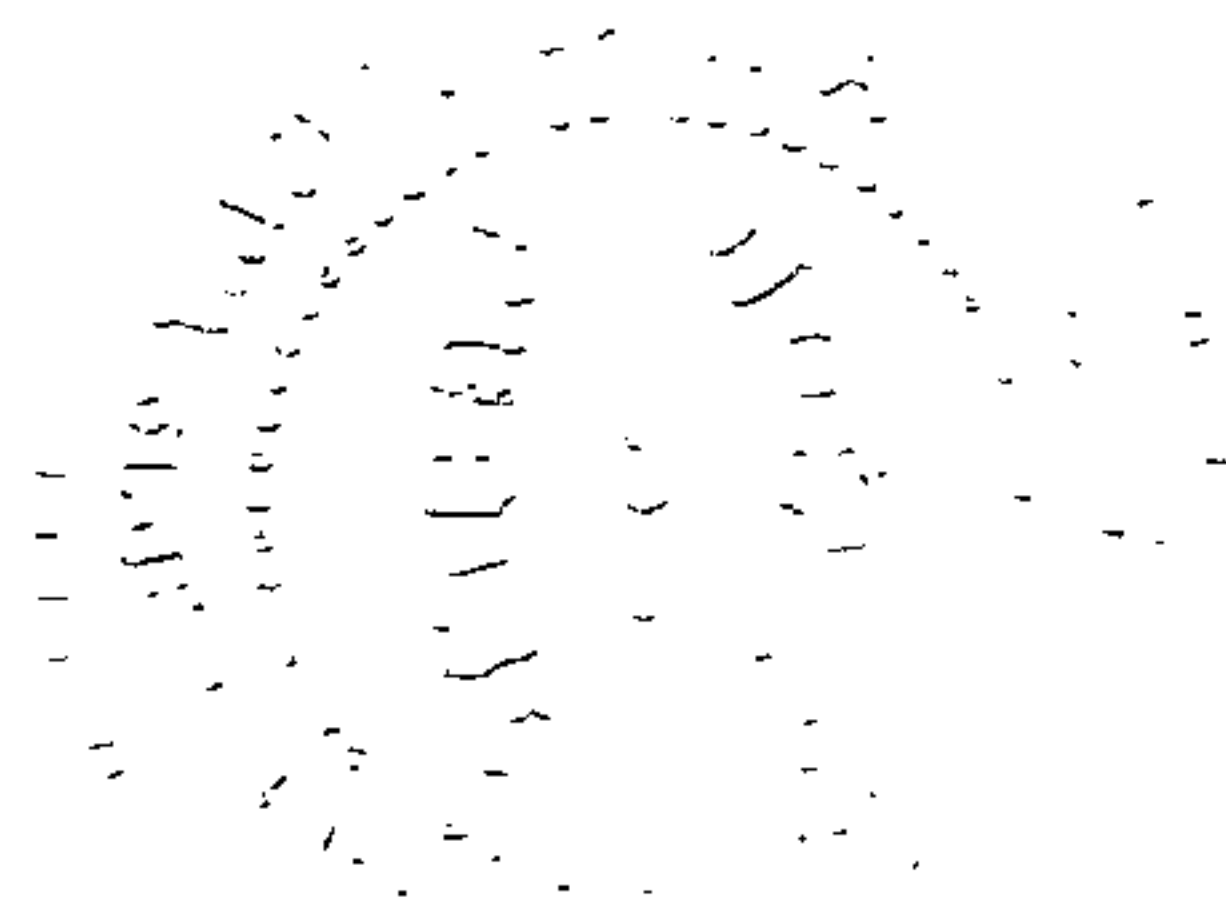
Given under my hand and official seal this 28th day of August, 2020.

Wanda P. Ford
NOTARY PUBLIC

My Commission Expires:
12/29/2022

Wanda P. Ford
Notary Public
Alabama State at Large
My Commission expires 12/29/22


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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 Kenneth McMullen
Mailing Address 3934 60th Court
Tuscaloosa AL 35401

Grantee's Name Nakia K. McMullen
Mailing Address 3738 Woodsons Drive
Spring, Texas 77386

Property Address 962 Old Cahaba Drive
Helena, Alabama 35080

Date of Sale n/a
Total Purchase Price \$ n/a

or
Actual Value \$ 234,000

or
Assessor's Market Value \$ 1/2 the property value 121,000

Shelby County, AL 12/23/2020
State of Alabama
Deed Tax: \$121.00

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 Property Tax Assessment

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 December 2, 2020

Print Nakia K. McMullen

Sign Nakia K. McMullen

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested



20201223000589010 3/3 \$149.00
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Verified by)