


This document prepared by:
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20210105000005700 1/4 \$826.00
Shelby Cnty Judge of Probate, AL
01/05/2021 12:41:19 PM FILED/CERT

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Sharon Dale Ake**, an unmarried man, hereinafter referred to as "Grantor," does hereby grant, bargain, sell and convey unto, **The S. Dale Ake Living Trust Agreement Dated the 6th Day of July, 2000**, hereinafter referred to as the "Grantee," the following described real estate situated in the County of Shelby, State of Alabama, to-wit:

Lot 53, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, at Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

with a mailing address of 4904 Whispering Lake Circle, Hoover, Alabama 35244.

It is the intention of the Grantor by and through said Quit Claim Deed to hereby release, convey, grant and sell all interest that he may have in the above-described property situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its heirs and assigns forever.

IN WITNESS THEREOF, I have hereunto set my hands and seals on this 15th of December, 2020.

 (SEAL)
Sharon Dale Ake, Grantor

STATE OF ALABAMA
COUNTY OF JEFFERSON

)
) ACKNOWLEDGMENT
)

I, Jennifer McInerney, a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that **Sharon Dale Ake** 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 this 15th day of December, 2020.

Jennifer McInerney
Signature of Notary Public

Jennifer McInerney
Name of Notary Public

My Commission expires: 02/07/2024

Grantor's Address:

Sharon Dale Ake

4904 Whispering Lake Circle
Hoover, Alabama 35244

Grantee's Address:

S. Dale Ake Living Trust Agreement Dated the 6th
Day of July, 2000
4904 Whispering Lake Circle
Hoover, Alabama 35244

THIS DEED PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

Note: The preparer of this instrument has served as a scrivener only has not examined title and does not hereby give an opinion with respect to the property described herein.



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STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Affidavit of Surviving Spouse Joint Tenant

Now on this 15th day of December, 2020, I, Sharon Dale Ake, of lawful age, being duly sworn, state as follows:

On the 29th, of November, 2017, this interest was conveyed by document to Sharon Dale Ake and Ida Cooper Ake the following real property situated in Shelby County, Alabama, via Warranty Deed, Joint Tenants with Right of Survivorship, with the following legal description:

Lot 53, according to the Survey of Southlake, First Addition, as recorded in Map Book 14, at Page 31, in the Office of the Judge of Probate of Shelby County, Alabama.

with a mailing address of 4904 Whispering Lake Circle, Hoover, Alabama 35244.

The Warranty Deed with Right of Survivorship was recorded in LR 20171129000428170 in the Office of the Judge of Probate on the 29th day of November, 2017 at 12:48:29 o'clock.

Attached hereto is a certified copy of the Death Certificate of Ida Cooper Ake deceased, issued by the Department of Health for the State of Alabama showing that the deceased Joint Tenant died on the 22nd day of September, 2020.

Affiant further states that he is the surviving joint tenant in the described property, and that the decedent named in the certificate of death is one and the same person as the joint tenant in the deed recorded as identified above.

Affiant further sates that on the date of deceased joint tenant's death the two were married to each other that that affiant is the surviving spouse.

And further affiant saith not.

Sharon Dale Ake (SEAL)
Sharon Dale Ake

Subscribed and sworn to before me this 15th day of December, 2020.



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Jennifer McCluerney
Notary Public

My Commission Expires: 02/07/2024

Real Estate Sales Validation Form

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

Grantor's Name Sharon Dale Ake
Mailing Address 4904 Whispering Lake Circle
Hoover, AL 35244

Grantee's Name S. Dale Ake Living Trust Agreement
Mailing Address dated July 6, 2000.
4904 Whispering Lake Circle
Hoover, AL 35244

Property Address 4904 Whispering Lake Circle
Hoover, AL 35244

Date of Sale 12/15/2020

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 795,000

Shelby County, AL 01/05/2021
State of Alabama
Deed Tax: \$795.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other assessor's market value
☐ Closing Statement

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 12/31/2020

Print Shannon H. Dye

Sign Shannon H. Dye
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1