

This instrument was prepared by:
Gina H. McDonald & Associates, LLC
2057 Valleydale Road, Suite 202
Birmingham, AL 35244
(205) 982-3325

20210119000027120
01/19/2021 08:27:48 AM
QCDEED 1/2

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$10.00 (Ten Dollars) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, Cynthia D. Freeman, a single woman, hereby remises, releases, quitclaims, grants, sells and conveys to Michael Thomas Freeman, a single man (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate (known as 320 Tradewinds Circle, Alabaster, AL 35007), situated in Shelby County, State of Alabama, to wit:

Lot #87, Port South 3rd Sector, as recorded in Map Book 7, Page 110, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TITLE NOT EXAMINED

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my hand and seal this the 12 day of August, 2015.

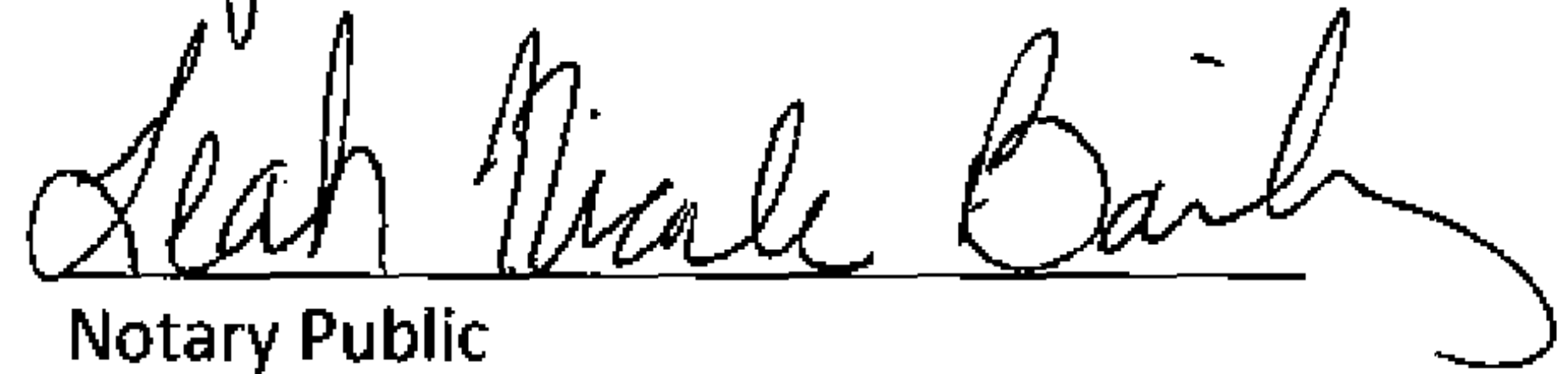

Cynthia D. Freeman

STATE OF ALABAMA)
Shelby COUNTY)

I, the undersigned, Notary Public in and for said County and State hereby certify that Cynthia D. Freeman, 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 name and seal this the 12 day of August, 2015.

MY COMMISSION EXPIRES:
February 24, 2018


Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Cynthia D. Freeman
Mailing Address 201 10th St NE
Childersburg, AL
35044

Grantee's Name Michael Thomas Freeman
Mailing Address 320 Trackwinds
Circle Alabaster, AL
35007

Property Address 320 Trackwinds
Circle Alabaster, AL
35007

Date of Sale 08/12/2015
Total Purchase Price \$ 1/2 value - \$83,100.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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 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 1/15/21

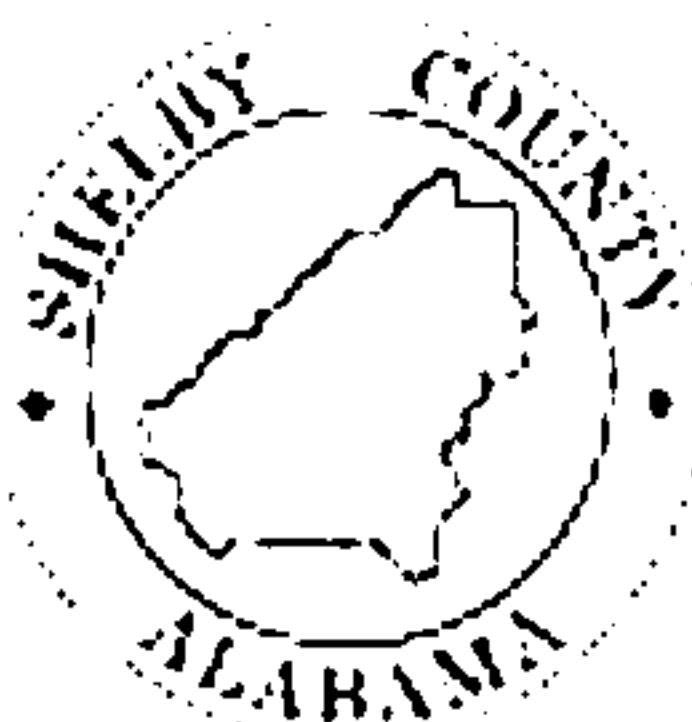
Print Nika Kirkland

Unattested _____

Sign Nika Kirkland

(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
01/19/2021 08:27:48 AM
\$108.50 JESSICA
20210119000027120

Form RT-1

Alisa S. Boyd