

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 35124

Send Tax Notice to:

(Name) Courtney Woods

(Address) 100 Hermitage Lane

Calera AL 35040

QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Adam Bernier, an unmarried person**, the "Grantor" herein, in hand paid by **Courtney Woods**, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all his right, title, interest, and claim in or to the following described real estate, to wit:

Lot 82, according to the Map and Survey of Camden Cove, 4th Sector, as recorded in Map Book 28, Page 128, in the Office of the Judge of Probate of Shelby County, Alabama

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

Situated in **Shelby County, Alabama.**

TO HAVE AND TO HOLD to the said Courtney Woods, and Grantee's heirs and assigns forever.

Given under my hand and seal this 12 day of January, 2021.

Adam Bernier
Adam Bernier

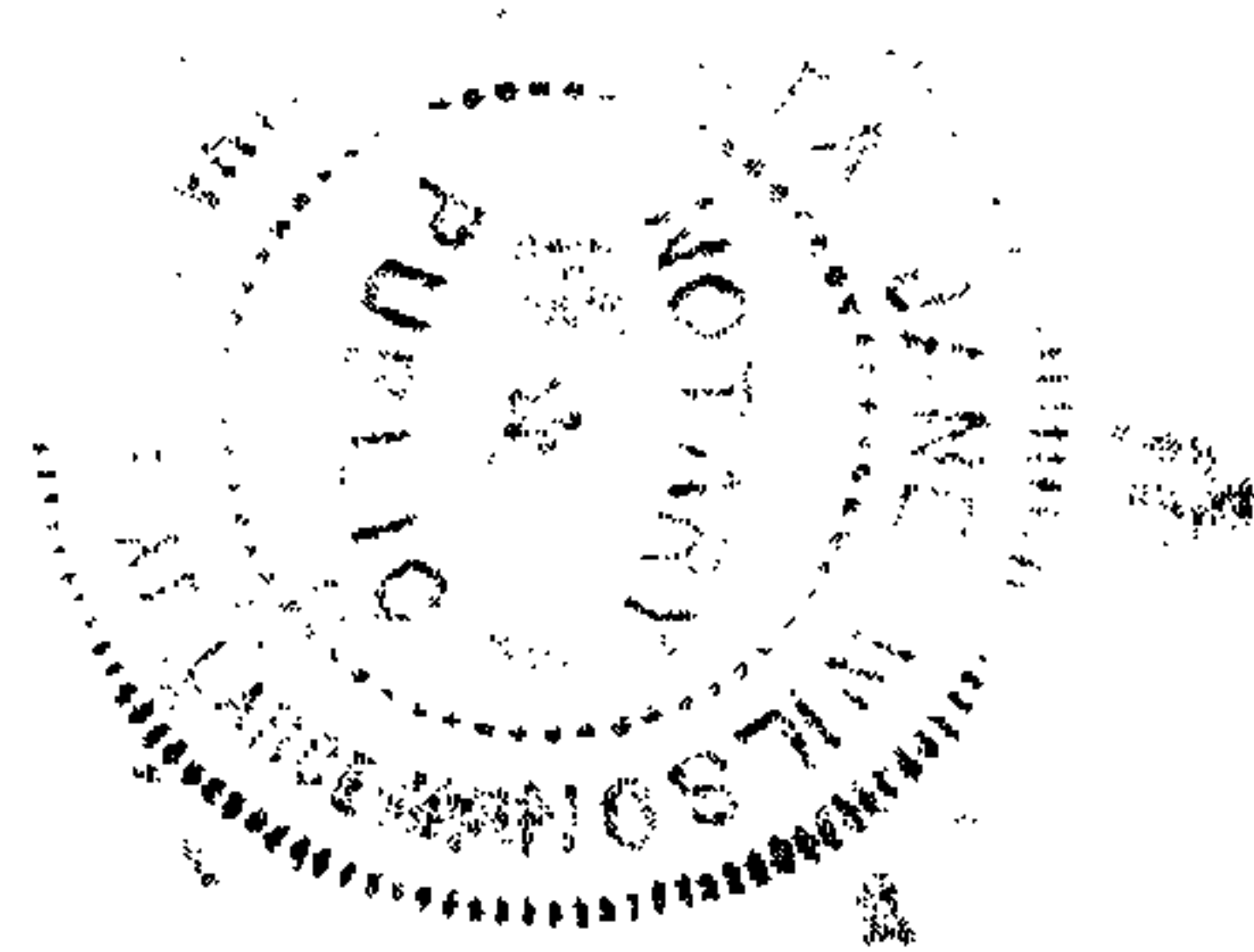
STATE OF ALABAMA)
Ch. H. M. COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Adam Bernier, who 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 that same bears date.

Given under my hand and official seal on the 12 day of Jan, 2021.

Christa J. McElhiney
Notary Public
Commission Expires:

MY COMMISSION EXPIRES DECEMBER 3, 2022



Real Estate Sales Validation Form

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

Grantor's Name Adam Bernier
Mailing Address 305 County Road 706
Verbena, AL 36091

Grantee's Name Courtney Woods
Mailing Address 100 Hermitage Lane
Calera, AL 35040

Property Address 100 Hermitage Lane
Calera, AL 35040

Date of Sale 1/12/2021
Total Purchase Price \$ _____
or
Actual Value \$ _____

20210209000068100 02/09/2021 03:21:15 PM DEEDS 3/3 or
Assessor's Market Value \$ 86,900.00 (1/2 interest)

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 Assessed Value - 1/2 interest

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 1/12/2021



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02:09:2021 03:21:15 PM
S115:00 CHERRY
20210209000068100

Print Sandy F Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1