

STATE OF ALABAMA
SHELBY COUNTY

Case No. 58-DR-2019-900598.00

CLERK'S DEED


Know All Men by These Presents, that Whereas on the 5th day of February 2021 an order was rendered by the Circuit Court of Shelby County, Alabama, in a certain case pending in said court, said cause being entitled **Dawn Larock Estes v. Phillip Carey Estes**, Civil Action No.: **58-DR-2019-900598.00**, which further ordered that the Circuit Clerk execute and deliver to **Dawn Larock Estes**, a deed conveying all the right, title, claim, and interest of the real estate in said cause, in and to the property located at: **105 Horseshoe Circle, Alabaster, Alabama 35007**.

NOW THEREFORE, in consideration of the premises, I, Mary Harris, Clerk of the Circuit Court of Shelby County, Alabama, under and by virtue of the authority vested in me by the order of said court filed on the 5th day of February 2021 a copy of which is attached as "Exhibit A" to this deed, do hereby grant, bargain, sell and convey unto **Dawn Larock Estes**, all of the right, title claim and interest of all of the real estate located at **105 Horseshoe Circle, Alabaster, Alabama 35007**, in and to the following described tract or parcel of land lying and being in Shelby County, Alabama, to-wit:

Lot 426, according to the Survey of Final Plat, Stage Coach Trace, Sector 4, as recorded in Map Book 30, Page 45, in the Probate Office of Shelby County, Alabama.

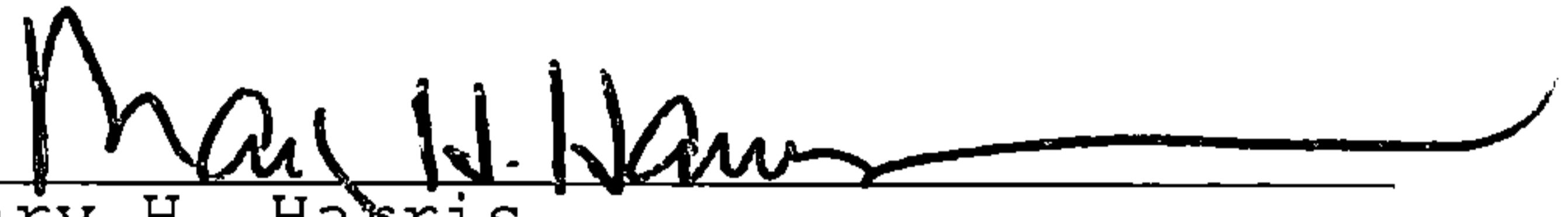
This conveyance and the warranties hereinafter contained are made subject to any and all ad valorem property taxes for the current tax year, covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

Shelby County, AL 02/18/2021
State of Alabama
Deed Tax: \$92.00


20210218000082690 1/4 \$123.00
Shelby Cnty Judge of Probate, AL
02/18/2021 02:12:27 PM FILED/CERT

To have and to hold unto **Dawn Larock Estes**, her heirs, successors,
and assigns forever.

IN WITNESS WHEREOF, I have hereunto signed my name as Clerk
aforesaid, and have affixed the seal of this Court, this the 11th day
of February, 2021.

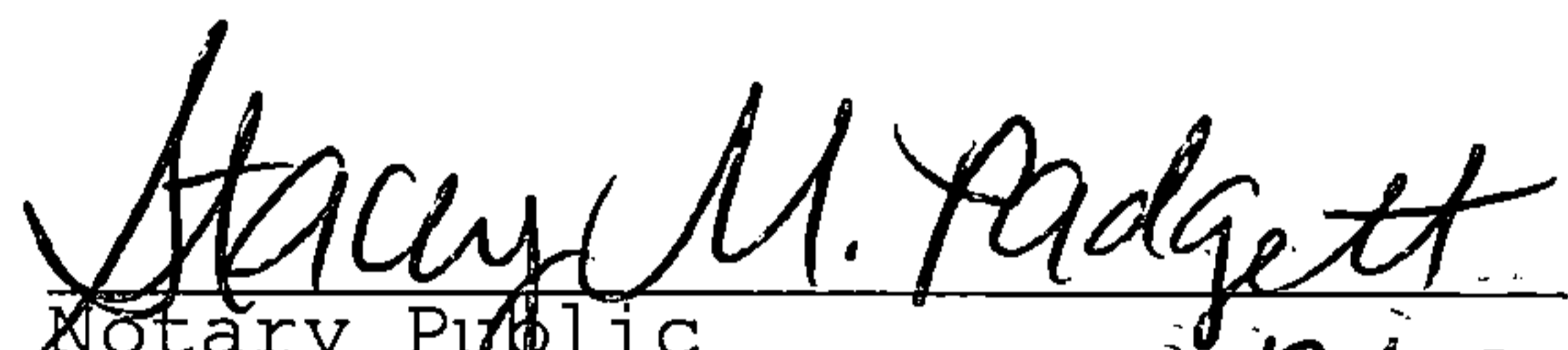


Mary H. Harris,
Clerk of the Circuit Court
Shelby County, Alabama

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said
County, in said State, hereby certify that **Mary H. Harris**, whose name
as Clerk of the Circuit Court of Shelby County, Alabama, 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,
she, in her capacity as such Clerk, executed the same voluntarily on
the day the same bears date.

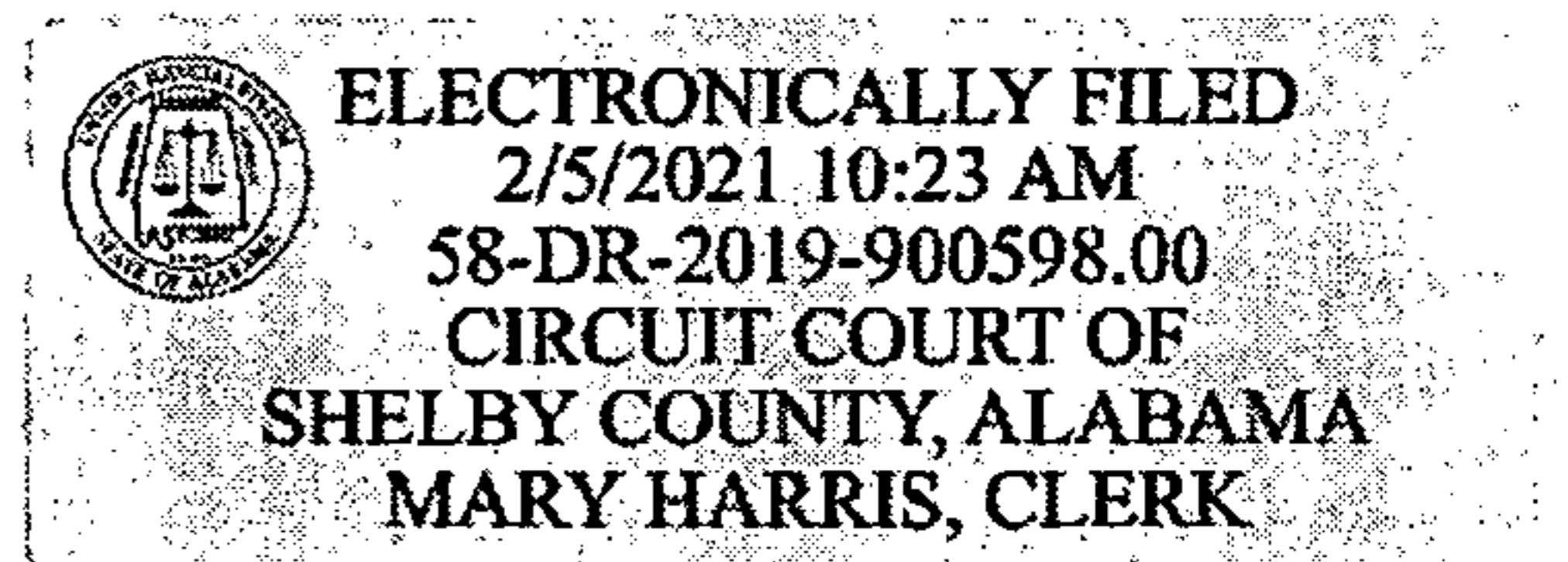
Given under my hand and official seal, this 11th day of
February, 2021.



Notary Public
My commission expires: 7/23/23



20210218000082690 2/4 \$123.00
Shelby Cnty Judge of Probate, AL
02/18/2021 02:12:27 PM FILED/CERT



IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA

ESTES DAWN LAROCK,
Plaintiff,

V.

ESTES PHILLIP CAREY,
Defendant.

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Case No.: DR-2019-900598.00

ORDER GRANTING MOTION FOR CERK'S DEED.

VERIFIED MOTION FOR FOR CLERK'S DEED filed by ESTES DAWN LAROCK is
hereby GRANTED.

DONE this 5th day of February, 2021.

/s/ GEORGE C. SIMPSON
CIRCUIT JUDGE



20210218000082690 3/4 \$123.00
Shelby Cnty Judge of Probate, AL
02/18/2021 02:12:27 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Mary Harris, Clerk of the Circuit
Mailing Address Court of Shelby County, AL
P.O. Box 1810
Columbiana, Alabama 35051

Grantee's Name Dawn Larock Estes
Mailing Address 105 Horseshoe Circle
Alabaster, Alabama 35007

Property Address 105 Horseshoe Circle
Alabaster, Alabama 35007

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$91,700.00 (1/2 tax assessor's 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 Pursuant to Final Judgment of Divorce

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 02/18/2021

Print Samantha Rush

☒ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

20210218000082690 4/4 \$123.00
Shelby Cnty Judge of Probate, AL
02/18/2021 02:12:27 PM FILED/CERT