



20210316000130280 1/4 \$209.50
Shelby Cnty Judge of Probate, AL
03/16/2021 10:15:47 AM FILED/CERT

Prepared By

Patrick Devereux
1424 Primrose Lane
Hoover, Alabama
35244

After Recording Return To

Maggie Ellis
1016 Woodlands Cove
Helena, Alabama
35080

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

Robert Devereux and Maggie Devereux, a divorced couple, with Robert Devereux residing at 1424 Primrose Lane, Hoover, Alabama, 35244 and Maggie Devereux residing at 1016 Woodlands Cove, Helena, Alabama, 35080.

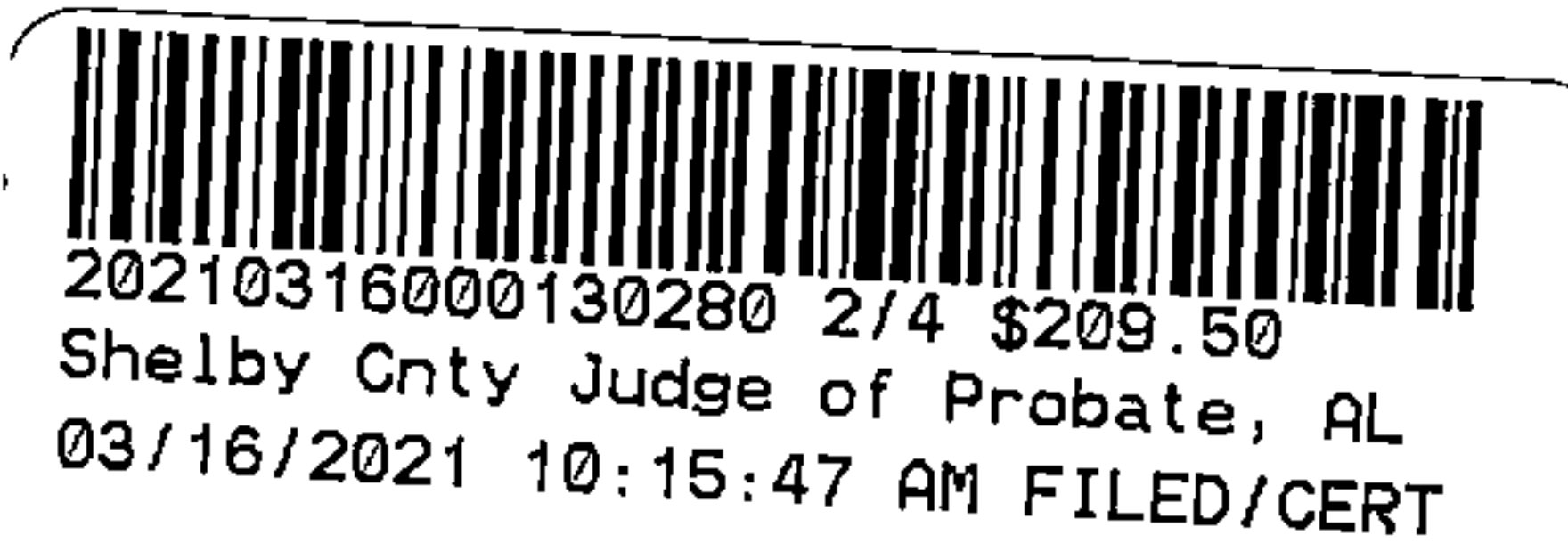
The receipt whereof is hereby acknowledged, the undersigned hereby quit claims and conveys to Maggie Ellis, a single individual, residing at 1016 Woodlands Cove, Helena, Alabama, 35080 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Property Information
Subdivision Name: THE WOODLANDS SECTOR 1
Living Sq. Ft: 2,911

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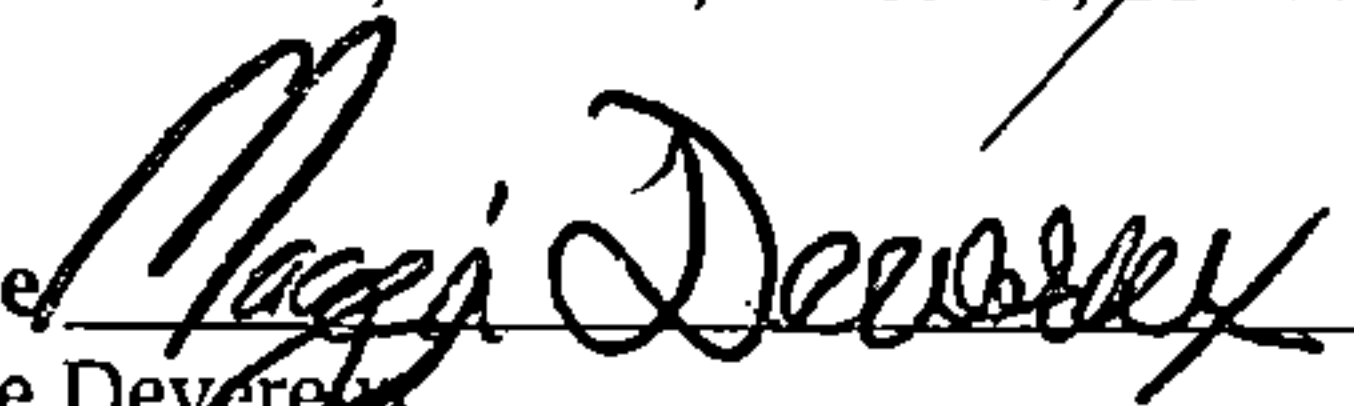
Shelby County, AL 03/16/2021
State of Alabama
Deed Tax: \$178.50

Ground Floor Sq. Ft: 1,747
Building Sq. Ft: 3,262
of Stories: 1.7
Legal Description: SUB: THE WOODLANDS SECTOR 1 MB /MP: 27/063 LOT/BLOCK:
27/
Lot Information
of Buildings: 1
Land Sq. Ft: 25,962
Legal Lot Number: 27
School Tax District: HOOVER
Municipality Name: HOOVER
Land Use Code: Sfr
Acres: 0.596
Depth Footage: 230.06
Front Footage: 138.17
County Use Description: SINGLE FAMILY



To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Grantor's Signature  Date 03/12/2021
Print Name: Robert Devereux
Address: 1424 Primrose Lane, Hoover, Alabama, 35244

Grantor's Signature  Date 03/12/2021
Print Name: Maggie Devereux
Address: 1016 Woodlands Cove, Helena, Alabama, 35080

State of Alabama)

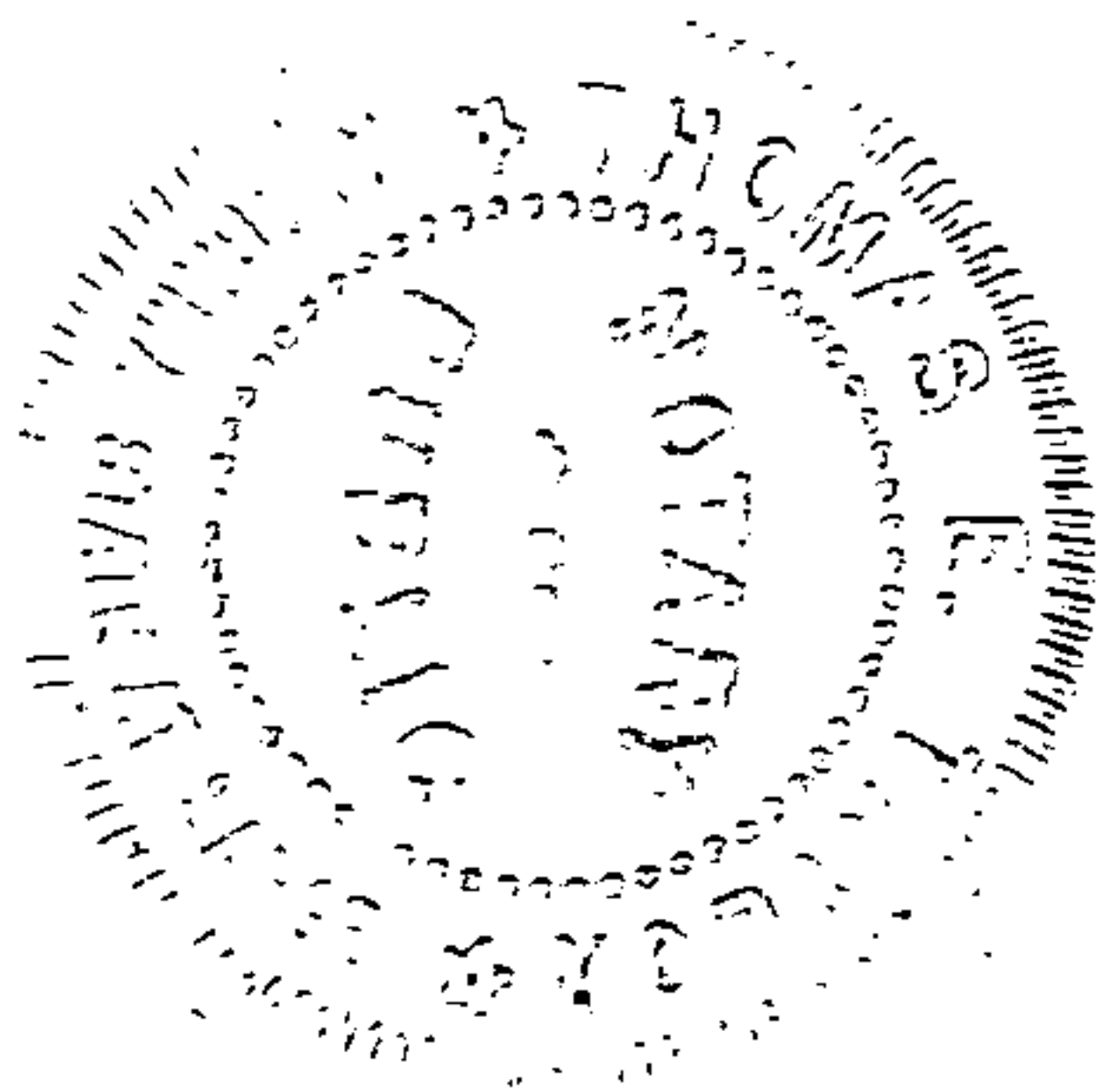
County of Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Devereux, whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 12 day of MARCH, 2021.

Thomas E. Taylor (SEAL)
Notary Public

My Commission Expires: 7/16/2024



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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
Mailing Address

Robert P. Devreux
1924 Princess Lane
Hoover, AL 35244

Grantee's Name
Mailing Address

Margie Ellis
1016 Woodlands Cove
Helena, AL 35080

Property Address

1016 Woodlands Cove
Helena, AL 35080

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

357,000

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

1/2 value = \$178,500

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

3/12/21

Print

R. P. Devreux

☐ Unattested

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

eForms



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