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04/06/2021 03:51:24 PM
QCDEED 1/3

When Recorded Mail to:
TIMIOS, INC. - REFI
5716 CORSA AVE
WESTLAKE VILLAGE, CA 91362

Prepared By:
THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Message To:
LAURA L. FRASIER
1223 EAGLE PARK RD
BIRMINGHAM, AL 35242

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 20th day of MARCH, 2021, by first party **LAURA L. FRASIER FORMERLY KNOWN AS LAURA L. ELKINS, MARRIED** whose mailing address is 1223 EAGLE PARK RD, BIRMINGHAM, AL 35242 to second party, **LAURA L. FRASIER, A MARRIED WOMAN** whose mailing address is 1223 EAGLE PARK RD, BIRMINGHAM, AL 35242.

WITNESSETH, that the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of BIRMINGHAM, County of SHELBY, State of ALABAMA to wit:

Lot 74, according to the Survey of Eagle Point, 12th Sector, Phase II, as recorded in Map Book 23, Page 82 in the Probate Office of Shelby County, Alabama.

APN: 09 3 05 0 006 009.000

Property Address: 1223 EAGLE PARK RD, BIRMINGHAM, AL 35242

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Laura L. Frasier F/K/A Laura L. Elkins
LAURA L. FRASIER F/K/A LAURA L. ELKINS

STATE OF ALABAMA }
COUNTY OF SHELBY } SS.

I, JAMES L. GARY JR., a Notary Public, hereby certify that **LAURA L. FRASIER F/K/A LAURA L. ELKINS** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of MARCH, 2021.

Notary Public

my COMMISSION EXPIRES 7/26/23

JAMES L. GARY JR.
Notary Public
Alabama State at



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/06/2021 03:51:24 PM
 \$29.00 JOANN
 20210406000172640

Allen S. Bayl

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 _____

Grantee's Name Laura L. Frasier
 Mailing Address 1223 Eagle Park Rd
Birmingham, AL 35242

Property Address _____

Date of Sale 03-20-2021
 Total Purchase Price \$ 308,800.00
 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 _____

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 3/20/21

Print LAURA L. FRASIER

Unattested

(verified by)

Sign Laura L. Frasier
 (Grantor/Grantee/Owner/Agent) circle one