



20210407000175060 1/3 \$30.00
 Shelby Cnty Judge of Probate, AL
 04/07/2021 01:35:36 PM FILED/CERT

This Instrument was prepared by:
 John M. Alford
 100 Brook Drive Suite D
 Helena, AL 35080

QUIT CLAIM DEED

STATE OF ALABAMA)
 SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid to the undersigned, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, DONNIE PROCTOR, both personally and as sole member of DR HOLDING COMPANY, LLC., an Alabama Limited Liability Company, hereby releases, quitclaims, grants, sells and conveys to MELANIE POOLE, an individual, (hereinafter called grantee) all of his right, title, interest, and claim in or to the following described real estate, situated in Mobile County, Alabama, to-wit:

LOT 74, ACCORDING TO THE MAP AND SURVEY OF HERITAGE TRACE, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 34, PAGE 114 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship forever.

Given under my hand and seal, this 31 day of March, 2021.

GRANTORS: DONNIE PROCTOR and DR
 HOLDING COMPANY, LLC.


 DONALD PROCTOR, SOLE MEMBER

WITNESSES:

 _____ (SEAL)

 _____ (SEAL)

[ACKNOWLEDGEMENT ON THE FOLLOWING PAGE]

STATE OF ALABAMA
SHELBY COUNTY

)
)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DONALD PROCTOR, who is known to me and is the Sole Member of DR HOLDING COMPANY, LLC., an Alabama Limited Liability Company, whose name is signed to the foregoing instrument, acknowledged before me on this day that, being informed of the contents of the instrument, he, executed the same voluntarily on the day the same bears date.

Given under my hand this 31 day of March, 2021.


Notary Public

My Commission Expires: _____

JOHN C. BARNES
Notary Public, Alabama State At Large
My Commission Expires March 1, 2025



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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 Donald Proctor
Mailing Address Birmingham, AL

Grantee's Name Melanie Poole
Mailing Address 1042 Princeton Park
Montevallo, AL 35115

Property Address Lot 74
Heritage Trace Subdivision
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
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 statement to clear title

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 4-7-21

Print Melanie Poole

Unattested

(verified by)

Sign Melanie Poole

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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