

Prepared By

Anthony Kevin Crain
137 White Cottage Road
Helena, AL 35080



20210413000183900 1/2 \$153.00
Shelby Cnty Judge of Probate, AL
04/13/2021 10:38:52 AM FILED/CERT

After Recording Return To

Anthony Kevin Crain
137 White Cottage Road
Helena, AL 35080

ALABAMA QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

NOW ALL MEN BY THESE PRESENTS, than in consideration of other good and valuable consideration and the sue of Ten and No/100 (\$10.00) Dollars to the undersigned GRANTER, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Deidra W. Crain**, a married woman, herein referred to as GRANTOR, does by these presents quitclaim, grant, bargain, sell and convey unto **ANTHONY KEVIN CRAIN**, a married man, (herein referred to as Grantee), all her interest in the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 303, Hillsboro, S/D Ph2, Assessor's parcel number 13-5-16-4-003-050.000, map reference 71-J-31, having a physical address of 137 White Cottage Road, Helena, AL 35080.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WHINESS WHEREOF, the undersigned has executed the instrument on this day, the 11 day of April 2021.

Deidra Walker Crain

STATE OF ALABAMA

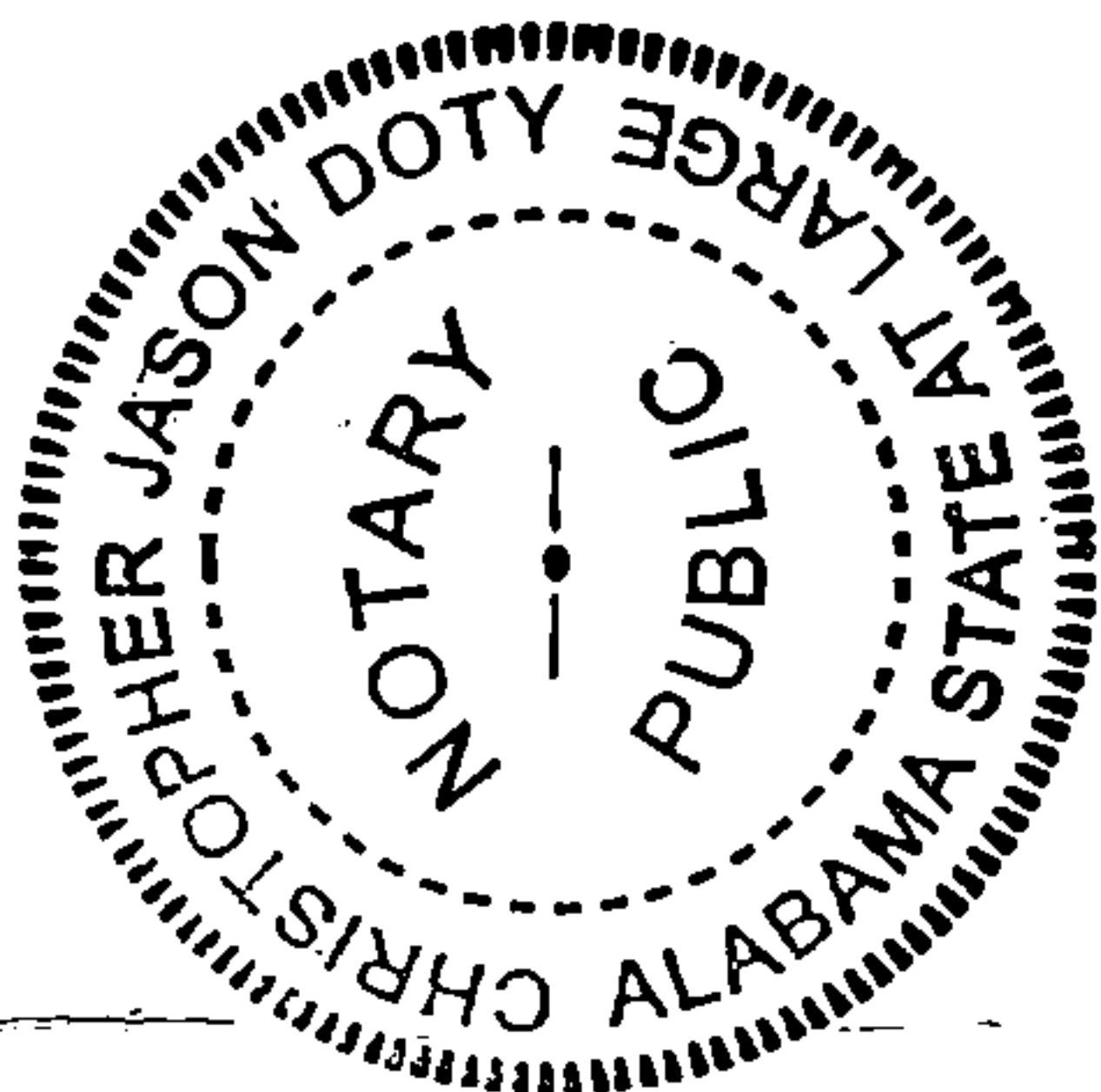
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deidra Crain 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 11 day of April, 2021

Notary Public

My Commission Expires: 5/18/24



Shelby County, AL 04/13/2021
State of Alabama
Deed Tax: \$128.00

Real Estate Sales Validation Form

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

Grantor's Name Deidra Walker Cain
Mailing Address 137 White Cottage Rd.
Helena, AZ 35050

Grantee's Name Anthony Kevin Cain
Mailing Address 137 White Cottage Rd.
Helena, AZ 35050

Property Address 137 White Cottage Rd.
Helena, AZ 35050

Date of Sale 04-11-21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 255,500 ^{1/2 interest} 127,750.00



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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 4-11-21

Print Deidra W. Cain

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1