

**This instrument was prepared without
benefit of survey by:**

Mark C. Nelson
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Attorney at Law
2216 14th Street
Tuscaloosa, AL 35401
(205) 349-3449

STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **ERNEST JOHN WESLEY EMMONS, III**, a married man, ("Grantor"), for and in consideration of Thirty-Five Thousand & No/100 (\$35,000.00) Dollars and other good and valuable consideration to him in hand paid by **ELIZABETH MARIE EMMONS** ("Grantee"), receipt whereof is acknowledged, does hereby remise, release, quit claim, and convey unto Grantee all his right, title, interest, and claim, if any, in or to the following described real estate lying and being situated in Shelby County, Alabama, to-wit:

Lot 9, according to the map and survey of Hearthwood, as recorded in Map Book 16, Page 27, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the real property herein conveyed.

Grantor and Grantee are husband and wife and this conveyance is in compliance with a divorce action between Grantor and Grantee.

TO HAVE AND TO HOLD, the above-granted premises unto the said Grantee, her heirs and/or assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the ____ day of April, 2021.

 (SEAL)
Ernest John Wesley Emmons, III

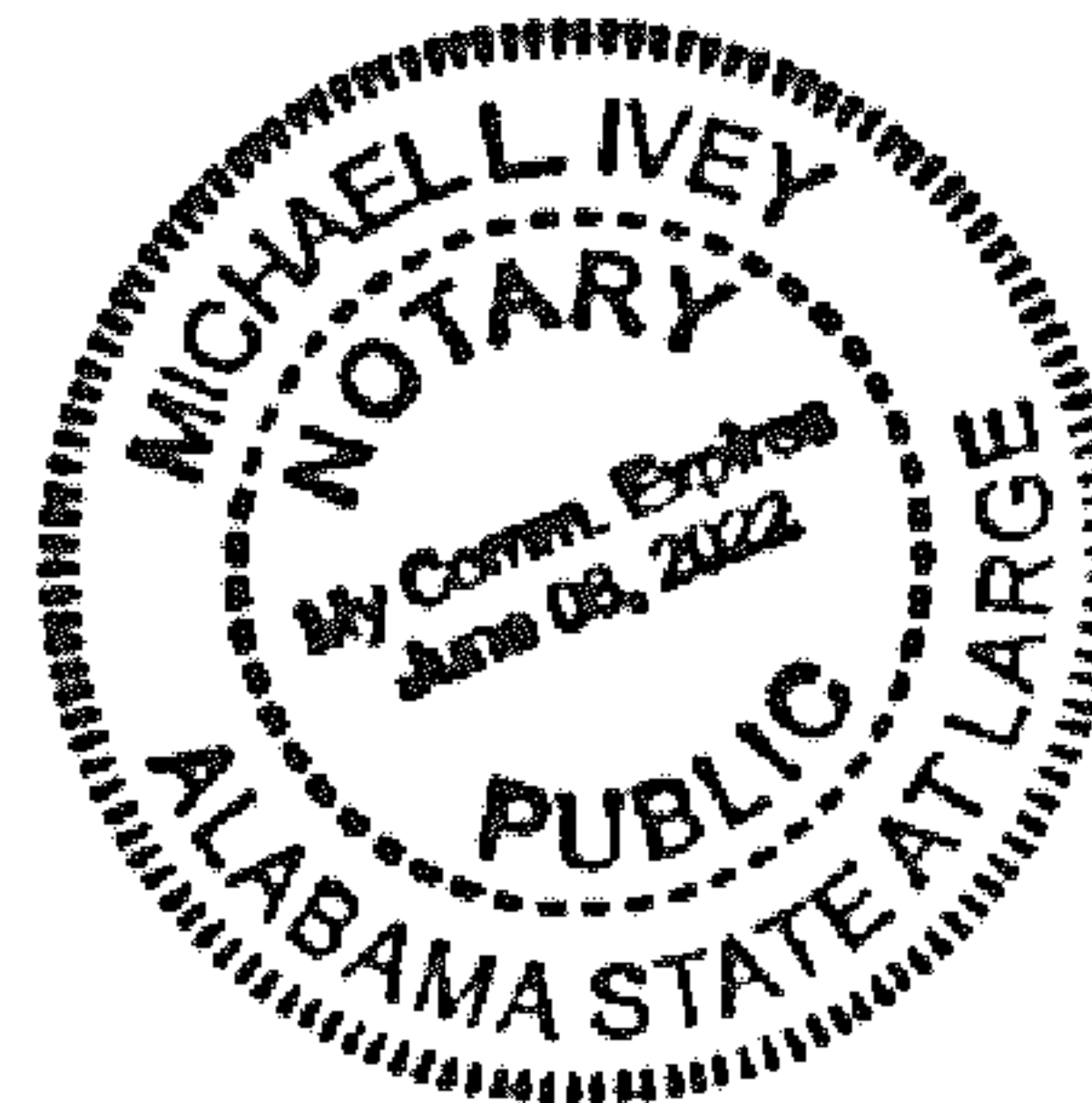
STATE OF ALABAMA §
Jefferson § ss.
SHELBY COUNTY §

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ernest John Wesley Emmons, III, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of April, 2021.

Michael L. Ivey
Notary Public
My Commission Expires: June 08, 2022

Grantor's Address: Ernest John Wesley Emmons, III, 2220 Hearthwood Circle, Birmingham, AL 35452
Grantee's Address: Elizabeth Marie Emmons, 220 Hearthwood Circle, Birmingham, AL 35452
Property Address: 220 Hearthwood Circle, Birmingham, AL 35452
Appraisal Value: \$390,000.00



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Ernest John Wesley Emmons, III
 Mailing Address 2220 Hearthwood Circle
Birmingham, AL 35242

Grantee's Name Elizabeth Marie Emmons
 Mailing Address 2220 Hearthwood Circle
Birmingham, AL 35242

Property Address 2220 Hearthwood Circle
Birmingham
Alabama
35242

Date of Sale April 16, 2021
 Total Purchase Price \$ _____
 or
 Actual Value \$ 390,000.00
 or
 (\$195,000.00 1/2 value due to divorce)
 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 ☒ Appraisal
☐ Sales Contract ☐ Other _____
☐ Closing Statement

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 _____

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2021 10:13:48 AM
 \$223.00 CATHY
 20210422000200110

Allen S. Bayl

