



20210426000206590 1/3 \$193.50
 Shelby Cnty Judge of Probate, AL
 04/26/2021 04:11:54 PM FILED/CERT

Prepared By

Name: Devalshea Wright
 Address: 133 Southern Hills Circle
Calera,
 State: Alabama Zip Code: 35040

After Recording Return To

Name: Devalshea Wright
 Address: 133 Southern Hills Circle
Calera,
 State: Alabama Zip Code: 35040

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) in hand or paid to

Tunya D. Wright, a single female, residing at 1013 Garnet Drive,

County of Shelby, City of Calera, State of Alabama

(hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to

Devalshea T. Wright, a single male, residing at 133 Southern Hills Circle,

County of Shelby, City of Calera, State of Alabama

(hereinafter known as 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:

LOT 21, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, SECTOR 4, AS RECORDED IN MAP BOOK 15, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO: Taxes for the current year and subsequent years, a lien not yet due and payable, and any and all restrictions, easements, exceptions, reservations and rights of way of record, if any. Property Address: 133 Southern Hills Circle, Calera, AL 35040. This is pursuant to the terms and conditions of divorce decree and settlement Case # 58-DR-2019-010 of Devalshea T. Wright VS Tunya D. Wright. Settlement filed with Circuit Court of Shelby County, Alabama - Mary Harris Clerk on 3/14/2019 2:52:45 PM

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.



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Juzza
Grantor's Signature

Tunya Wright
Grantor's Name

1013 Garnet Dr.
Address

Calera, Al. 35043
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Witness's Signature

Witness's Name

Address

City, State & Zip

Witness's Signature

Witness's Name

Address

City, State & Zip

STATE OF ALABAMA)

COUNTY OF shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tunya Wright 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 22 day of April, 2021.

Brittney Myers
Notary Public

My Commission Expires 03/08/2025



Real Estate Sales Validation Form

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

Grantor's Name Tunya D. Wright
Mailing Address 1013 Garnet Drive
Calera, AL 35040

Grantee's Name Devalshea T. Wright
Mailing Address 133 Southern Hills Circle
Calera, AL 35040

Property Address 133 Southern Hills Circle
Calera
Alabama
35040

Date of Sale 22 April 2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$165,100.00

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 Tax assessor, 102 Depot St, Columbiana, AL

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 26 April 21

Print Devalshea Wright

Unattest

Sign

(Grantor/Grantee/Owner/Agent) circle one



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