

QUIT CLAIM DEED

20210512000234960
05/12/2021 09:18:37 AM
DEEDS 1/2

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

STATE OF ALABAMA

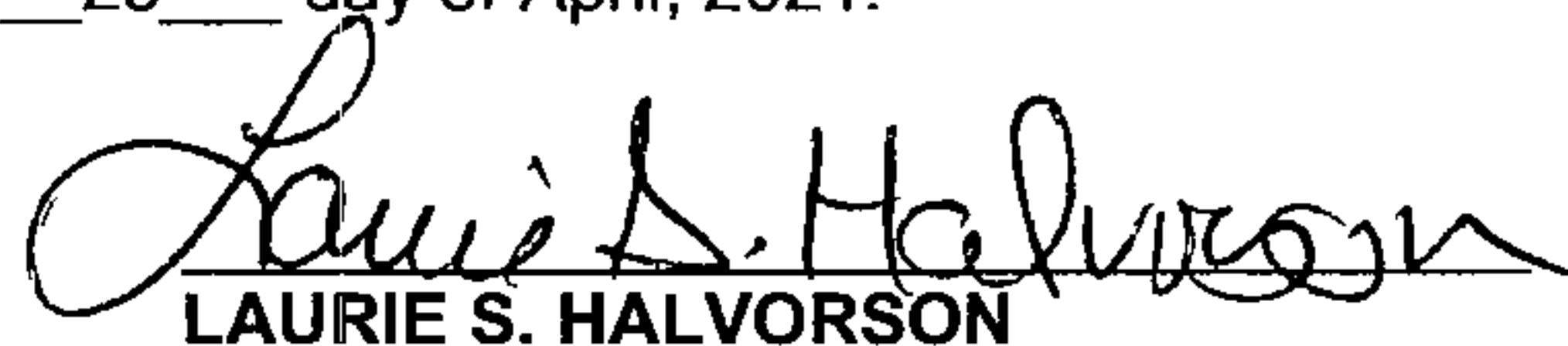
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of the sum of **Ten and no/100 Dollars (\$10.00)**, in hand paid to the undersigned, the receipt whereof is acknowledged, the undersigned, **LAURIE S. HALVORSON, an unmarried woman** hereby remises, releases, quit claims, grants, sells and conveys unto **DAVID J. HALVORSON** (herein referred to as Grantee), all right, title, interest and claim in or to the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 302, according to the Survey of Greystone Legacy 3rd Sector, as recorded in Map Book 27, Page 109, in the Probate Office of Shelby County, Alabama.

To Have and to Hold to the said Grantee forever.

Given under my hand and seals this 23 day of April, 2021.


LAURIE S. HALVORSON

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LAURIE S. HALVORSON**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of April, 2021.


Notary Public
My Commission Expires: 10-21-2023

ANNE SMITH SCOGIN
Notary Public
State of Alabama

Real Estate Sales Validation Form

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

Grantor's Name LAUIRE S. HALVORSON
 Mailing Address _____
408 Ramsey Road
Birmingham, AL 35242

Grantee's Name DAVID J. HALVORSON
 Mailing Address _____
408 Ramsey Road
Birmingham, AL 35242

Property Address 408 Ramsey Road
Birmingham, AL 35242

Date of Sale April 23, 2021
 Total Purchase Price \$ _____
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ 741,640.00
(1/2 370,820.00)

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 1/2 Tax Assessed Value Under
Parcel 03-5-22-1-003-002.000

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 B. CHRISTOPHER BATTLES

Unattested

(verified by)

Sign _____
(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
 05/12/2021 09:18:37 AM
 \$396.00 CHERRY
 20210512000234960

Alvin S. Bayl