

STATE OF ALABAMA

SHELBY COUNTY

20210630000315970  
06/30/2021 09:02:19 AM  
CLRKDEED 1/5

CLERK'S DEED

WHEREAS, under date of April 3, 2019, in the cause number DR-2019-900028.00, in the matter of

LAURA L. FORBES, Plaintiff

V

JEHUCAL E. FORBES, Defendant,

In the Circuit Court of the 18<sup>th</sup> Judicial Circuit of Alabama, a decree was rendered instructing and directing the defendant, JEHUCAL E. FORBES, to vacate and convey hereinafter described property to the plaintiff, LAURA L. FORBES. Under the paragraph designated "REAL PROPERTY", the Court ordered, "Wife is awarded the marital residence, located at 109 Hidden Trace Court, Montevallo, Shelby County, Alabama 35115, along with a rights, title and equity and Husband shall be divested in any rights, title and equity in said property." The Defendant has failed to divest himself of his rights, title, and interest in the marital property for twenty six (26) months, has no known address. The Plaintiff has a contract for sale on said property and requires the Clerk's Deed to be able to sell said property.

WHEREAS, said defendant failed to execute such deed in accordance with said judgment, and Plaintiff has requested the issuance of the aforementioned Clerk's Deed, and

WHEREAS, the Circuit Court of Shelby County, Alabama has directed by its Order dated April 3, 2019, that "Wife is awarded the marital residence, located at 109 Hidden Trace Court, Montevallo, Shelby County, Alabama 35115, along with a rights, title and equity and Husband shall be divested in any rights, title and equity in said property.", a Clerk's deed shall be issued upon Plaintiff's request to convey all right, title, and interest of Defendant, JEHUCAL E. FORBES, to Plaintiff, LAURA L. FORBES, said property being more particularly described as follows:

Lot 108, according to the plot of The Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all

rights in connection therewith which may have been granted, reserved or released to others.

NOW THEREFORE, I, Mary H. Harris, Clerk of the Circuit Court, 18<sup>th</sup> Judicial Circuit of Alabama, by virtue of the authority in me vested by said Order dated April 3, 2019, and by these presents, do hereby grant and convey unto the said

LAURA L. FORBES, Plaintiff

All right, title, and interest of

JEHUCAL E. FORBES, Defendant

In and to the following described property, to-wit:


Lot 108, according to the plot of The Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.

Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others.

This conveyance is made subject to any and all encumbrances against the property herein conveyed. The marital status of each of the foregoing named parties is single.

The undersigned executes this instrument in said capacity as Clerk and does not personally or individually warrant the title to said property.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of the County of Shelby County, Alabama, this the 24<sup>th</sup> day of June, 2021.

  
Mary H. Harris

Circuit Clerk  
18<sup>th</sup> Judicial Circuit  
Shelby County, Alabama

(SEAL)

STATE OF ALABAMA       }  
COUNTY OF SHELBY       }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary H. Harris**, whose is known to me to be the Clerk of the Circuit Court, 18<sup>th</sup> Judicial Circuit in said County, in said State, whose name as Clerk of said Court 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 in her capacity as such Clerk on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of June, 2021.

Bill Smitherman  
NOTARY PUBLIC  
My Commission Expires: 9-26-22

(SEAL)



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ELECTRONICALLY FILED  
6/24/2021 10:47 AM  
58-DR-2019-900028.00  
CIRCUIT COURT OF  
SHELBY COUNTY, ALABAMA  
MARY HARRIS, CLERK

**IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA**

FORBES LAURA LEIGH,  
Plaintiff,

V.

FORBES JEHUCAL E,  
Defendant.

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Case No.: DR-2019-900028.00

**ORDER TO EXECUTE CLERK'S DEED**

In consideration of a motion duly filed with this Court requesting the issuance of a Clerk's Deed pursuant to an Order entered on April 3, 2019 awarding the Plaintiff, LAURA L. FORBES with all rights, title and equity for the real property located at 109 Hidden Trace Court, Montevallo, Shelby County Alabama 35115 with the following legal description:

**Lot 108, according to the plot of The Lakes at Hidden Forest, Phase I, as recorded in Map Book 36, Page 115, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Excepting therefrom all interests in and to all oil, gas and other minerals, in on and/or under said property and all rights in connection therewith which may have been granted, reserved or released to others.**

The Motion is hereby **GRANTED** and the Circuit Clerk here hereby authorized and directed to execute a Clerk's Deed conveying all right, title and interest of the subject property from JEHUCAL E. FORBES, Defendant to LAURA L. FORBES, Plaintiff.

**DONE this 24<sup>th</sup> day of June, 2021.**

**/s/ LARA M ALVIS**  
**CIRCUIT JUDGE**



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

Grantor's Name Jehucal E. Forbes  
 Mailing Address 109 Hidden Trace Court  
Montevallo, AL 35115

Grantee's Name Laura L. Forbes  
 Mailing Address 109 Hidden Trace Court  
Montevallo, AL 35115

Property Address 109 Hidden Trace Court  
Montevallo, AL 35115

Date of Sale 06/28/2021

Total Purchase Price \$ 112,500.00

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

☐ 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 6.28.21

Print Casey L. Dailey

Sign Casey L. Dailey

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/30/2021 09:02:19 AM  
 \$146.50 BRITTANI  
 20210630000315970

*Alvin S. Bayl*