


This instrument prepared by:

SEND TAX NOTICE TO:

Edward A. Merrell
Merrell Law Firm
101 Riverchase Pkwy East
Hoover, AL 35244

Terry Wilkins
5259 Birdsong Road
Birmingham, AL 35242


20210805000379020 1/2 \$158.00
Shelby Cnty Judge of Probate, AL
08/05/2021 09:35:39 AM FILED/CERT

State of Alabama

}
}
}

QUITCLAIM DEED

Shelby County

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of *ten dollars (\$10.00)* and other good and valuable consideration, in hand paid to the undersigned Grantor (whether one or more), the receipt whereof is hereby acknowledged, I, ***Danielle Rankin (FKA Danielle Wilkins)***, a married woman, grant, bargain, sell and convey unto ***Terry Wilkins***, an unmarried man (herein referred to as Grantee, whether one or more), all of the said Grantor's right, title and interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 67 according to the Survey of Sunny Meadows 2nd Sector as recorded in Map Book 9, Page 1 A&B, Shelby County, Alabama Records.

Subject property is not the Homestead of the Grantor, ***Danielle Rankin***, nor that of her spouse perfect.

Subject to easements, restrictions, and reservations of record, if any.

Subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

This conveyance was made pursuant to the Final Judgment of Divorce entered in the Circuit Court of Shelby County, Alabama, Civil Action No. 58-DR-2010-900325.00.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 7th day of July, 2021.

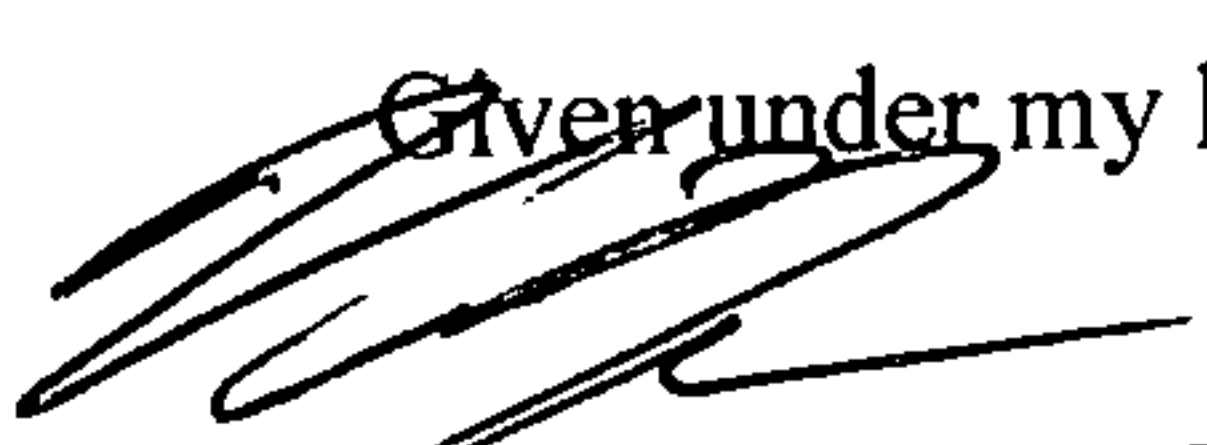

Danielle Rankin
Grantor

State of Alabama

}
}
}

Shelby County

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that I, ***Danielle Rankin***, 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, she executed the same voluntarily on the day the same bears date.


Given under my hand and official seal, this 7th day of July, 2021.

Notary Public

My Commission exp: 3-12-25

Shelby County, AL 08/05/2021
State of Alabama
Deed Tax: \$133.00



Real Estate Sales Validation Form

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

Grantor's Name Danielle Rankin
Mailing Address NA

Grantee's Name Terry Wilkins
Mailing Address 5259 Birdsong Rd
Birmingham, Alabama
35242

Property Address 5259 Birdsong Rd
Birmingham, Alabama
35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 265,600

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 1/2
☐ Other \$132,800

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 7/7/21

☒ Unattested

Print

Danielle Rankin

Sign

Danielle Rankin

(Grantor/Grantee/Owner/Agent) circle one



20210805000379020 2/2 \$158.00
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Form RT-1