



20210817000401540 1/2 \$404.50
Shelby Cnty Judge of Probate, AL
08/17/2021 02:15:03 PM FILED/CERT

This instrument prepared by:

ELLIS, HEAD, OWENS, JUSTICE & ARNOLD
P. O. Box 587
Columbiana, Alabama 35051

Send tax notice to:

Mr. Ronny Summers
5418 Greystone Way
Birmingham, Alabama 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, and compliance with the Final Judgment of Divorce, in hand paid to the undersigned Grantor, the receipt whereof is hereby acknowledged, the said undersigned, **KANDIS SUMMERS**, an unmarried woman (herein referred to as Grantor), hereby remises, releases, quit claims, grants, sells, and conveys unto **RONNY SUMMERS** (herein referred to as Grantee), all her right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Greystone, 6th Sector, Phase I, as recorded in Map Book 33, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to any outstanding mortgage indebtedness.

This property is one and the same as the property set forth on the deed recorded as Instrument No. 20151015000360360.

TO HAVE AND TO HOLD unto the said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of July, 2021.

Kandis Summers

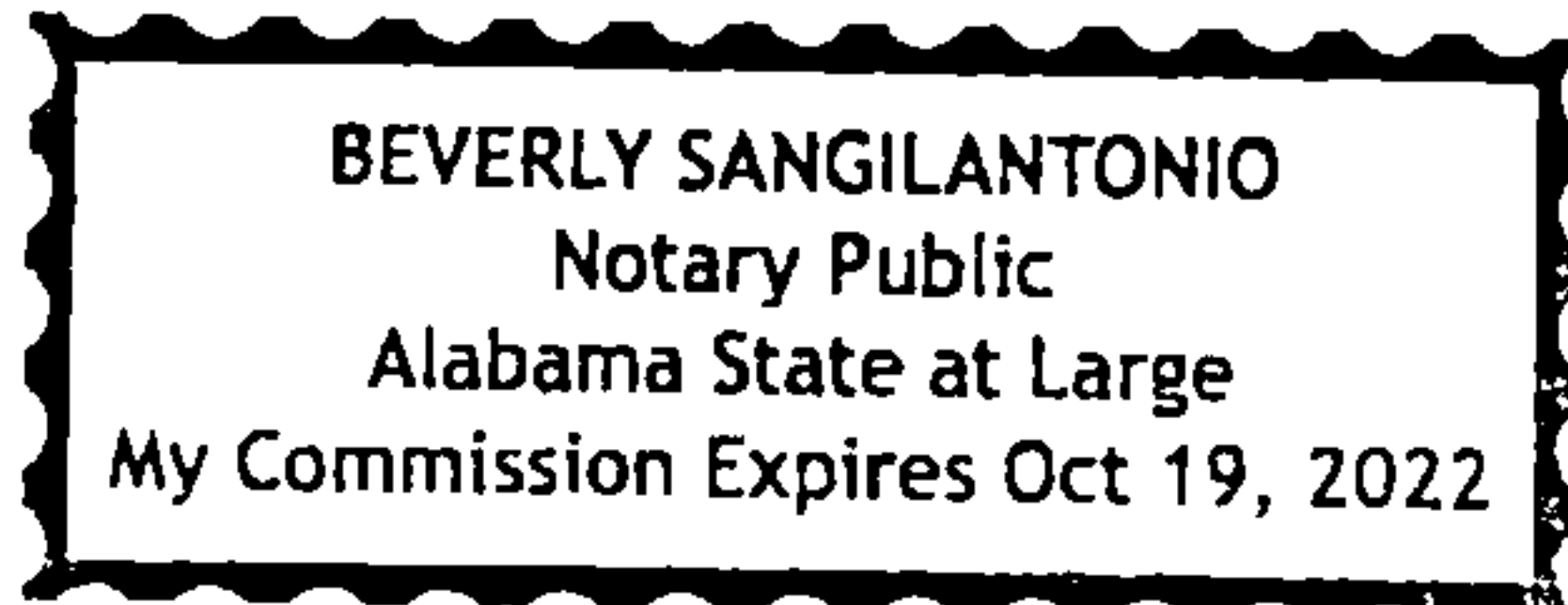
STATE OF Alabama
Jefferson COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Kandis Summers, an unmarried woman, 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 13th day of July, 2021.

Notary Public

My Commission Expires: Oct. 19, 2022





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Real Estate Sales Validation Form

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

Grantor's Name Kandis Summers
 Mailing Address _____

Grantee's Name Ronny Summers
 Mailing Address 5418 Greystone Way
Birmingham, Alabama 35242

Property Address 5418 Greystone Way
Birmingham, Alabama 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____

or
 Assessor's Market Value \$758,300.00 x 1/2 = \$379,150.00

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 Property Tax Commissioner

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 8-17-21

Print RONNY SUMMERS

Unattested Jimmy L. Seale
 (verified by)

Sign Ronny Summers
 (Grantor/Grantee/Owner/Agent) circle one