

20210824000411490
08/24/2021 09:05:09 AM
QCDEED 1/4

Commitment Number: 28726634
Seller's Loan Number: 104334083

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350,
West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville
McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

\$147.50 Transfer tax due based on \$147,410.00 which is ½ AMV of \$294,820.00.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
16 2 04 1 002 042.000

QUITCLAIM DEED

Sheri S. Durrett, married, whose mailing address is **1316 Willow Oaks Drive, Wilsonville, AL 35186**, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Sheri S. Durrett** and **Timothy H. Durrett**, wife and husband as joint tenants for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **1316 Willow Oaks Drive, Wilsonville, AL 35186**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 302, ACCORDING TO THE SURVEY OF WILLOW OAKS, AS RECORDED IN MAP BOOK 38, PAGES 137 A, B, & C, IN THE OFFICE OF SHELBY COUNTY, ALABAMA.

Assessor's Parcel No: 16 2 04 1 002 042.000

Property Address is: 1316 Willow Oaks Drive, Wilsonville, AL 35186

Prior instrument reference: 20160608000197460

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on July 14, 2021 :

Sheri S Durrett
Sheri S. Durrett

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Sheri S. Durrett** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 14th day of July, 2021

Maria Price Glover
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	Sheri S. Durrett	Grantee's Name	Sheri S. Durrett and Timothy H. Durrett
Mailing Address	1316 Willow Oaks Drive, Wilsonville, AL 35186	Mailing Address	1316 Willow Oaks Drive, Wilsonville, AL 35186
Property Address	1316 Willow Oaks Drive, Wilsonville, AL 35186	Date of Sale	
		Total Purchase Price	
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$294,820.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 _____	Print _____
Unattested _____	Sign _____
(verified by)	(Grantor/Grantee/Owner/Agent) circle one



ALABAMA DEPARTMENT OF REVENUE
 INDIVIDUAL & CORPORATE TAX DIVISION
 WITHHOLDING TAX SECTION
 P.O. Box 327480 • Montgomery, AL 36132-7480
www.revenue.alabama.gov



Form NR-AF3

Filed and Recorded
 Official Public Records 1/14
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/24/2021 09:05:09 AM
 S178.50 JOANN
 20210824000411490

Allen S. Beyl

Seller's Certificate of Exemption

SELLER'S NAME (AND SPOUSE'S NAME, IF JOINTLY OWNED) Sheri S. Durrett			
SELLER'S IDENTIFICATION NUMBER (SSN OR FEIN)*		SPOUSE'S IDENTIFICATION NUMBER (IF JOINTLY OWNED)*	
STREET ADDRESS 1316 Willow Oaks Drive		CITY Wilsonville	STATE ZIP AL 35186

INSTRUCTIONS

This form is provided for the convenience of the seller and the protection of the buyer, to be executed in sales or transfers of real property by nonresidents when the seller is exempt from the withholding requirements imposed by the Alabama Department of Revenue pursuant to Section 40-18-86, Code of Alabama 1975. This form is not required to be used or submitted to the Department, but the seller may wish to execute this form or a similar document to protect all parties to the transaction. The buyer may rely on the seller's affidavit unless the buyer knows or should know, based on the buyer's knowledge at the time of closing, that statements made on the affidavit are false. The buyer has no duty to investigate the statements made on a seller's affidavit. To execute this form, the seller is to initial any statement which applies. If any one of the statements below applies to the seller, the transaction is exempt.

***For privacy and confidentiality purposes, the SSN or FEIN of the seller and of the buyer may be omitted or deleted from copies of all documents exchanged between the parties involved. However, all documents required to be submitted to the Alabama Department of Revenue must contain the complete SSN or FEIN information on the original copy mailed to the Department.**

This is to certify that the seller of this property is not a resident of Alabama, but is exempt from the withholding provisions of the Alabama Department of Revenue Section 40-18-86 by virtue of the following:

- The property being sold is the seller's principal residence and none of the gain is required to be included in federal adjusted gross income.
- The seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- The seller or buyer is an agency or authority of the United States of America or the State of Alabama.
- The seller or buyer is the Federal National Mortgage Association, the Government National Mortgage Association, or the Federal Home Loan Mortgage Corporation.
- The seller or buyer is a private mortgage insurance company.
- The purchase price of the property is less than \$300,000.00.
- The seller is an S corporation or a partnership subject to withholding under Section 40-18-86, and an Alabama composite return will be filed on behalf of the nonresident shareholders, members, or partners.
- The seller is a tax exempt organization, and the income from this sale is not subject to Alabama income tax.
- The seller is an insurance company which pays to Alabama a tax on its premium income.
- The seller is a financial institution, as defined under Section 40-16-1, subject to Alabama's Financial Institution Excise Tax.
- The transaction is a non-recognition transaction such as a like kind exchange where gain is realized by the seller but completely not recognized for Alabama income tax purposes.
- The transaction is a transfer of a limited interest in real property, including easements, rights of way, mortgages or other instruments that secure indebtedness, or leases (not including capital leases).

Under penalties of perjury, I swear that the above information is to the best of my knowledge and belief, true, correct, and complete.

Sheri S. Durrett 07/14/2021 *Liethy Durrett* 07/14/2021
 SELLER'S SIGNATURE (AND TITLE, IF APPLICABLE) DATE SPOUSE'S SIGNATURE (AND TITLE, IF APPLICABLE) DATE

Sworn to and subscribed before me this

14th day of July, 2021
Maria Price Glover Notary Public
 My commission expires 02/14/2022

