

20210907000434870  
09/07/2021 11:11:12 AM  
DEEDS 1/3

**When Recorded Mail to:**

TIMIOS, INC. - REFI  
5716 CORSA AVE  
WESTLAKE VILLAGE, CA 91362

**Prepared By:**

THOMAS H. CLAUNCH III, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
8191 SEATON PLACE  
MONTGOMERY, AL 36116

**Send Tax Message To:**

DONNA R. SAWYER  
2160 N GRANDE VIEW LN  
MAYLENE, AL 35114

R# 2238695

**QUITCLAIM DEED**

Transfer tax: 0.00

THIS QUITCLAIM DEED, executed this 17 day of MARCH, 2021, by first party **DONNA R. SAWYER, MARRIED WHO ACQUIRED TITLE WITH NO MARITAL STATUS** whose mailing address is 2160 N GRANDE VIEW LN, MAYLENE, AL 35114 to second party, **DONNA R. SAWYER, MARRIED, AS HER SOLE AND SEPARATE PROPERTY** whose mailing address is 2160 N GRANDE VIEW LN, MAYLENE, AL 35114.

WITNESSETH, that the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of MAYLENE, County of SHELBY, State of ALABAMA to wit:

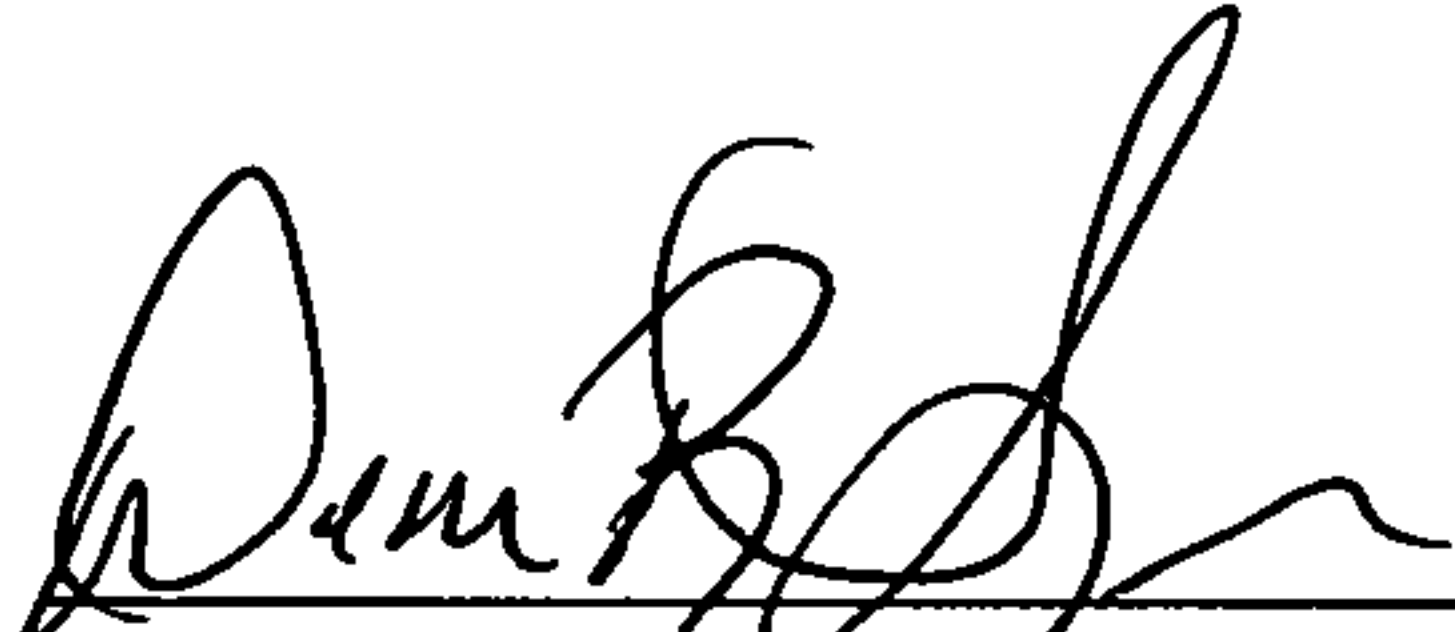
**LOT 940, ACCORDING TO THE SURVEY OF GRANDE VIEW ESTATES GIVIANPOUR ADDITION TO ALABASTER, 9TH ADDITION, PHASE 2, AS RECORDED IN MAP BOOK 27, PAGE 85, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

BEING THE SAME PROPERTY CONVEYED TO DONNA R. SAWYER BY DEED FROM VINCENT D. MELTON AND WANDA J. MELTON, HUSBAND AND WIFE RECORDED 11/27/2019 IN DEED INSTRUMENT NO. 20191127000442910, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

APN: 23 5 16 0 002 033.000

Property Address: 2160 N GRANDE VIEW LN, MAYLENE, AL 35114

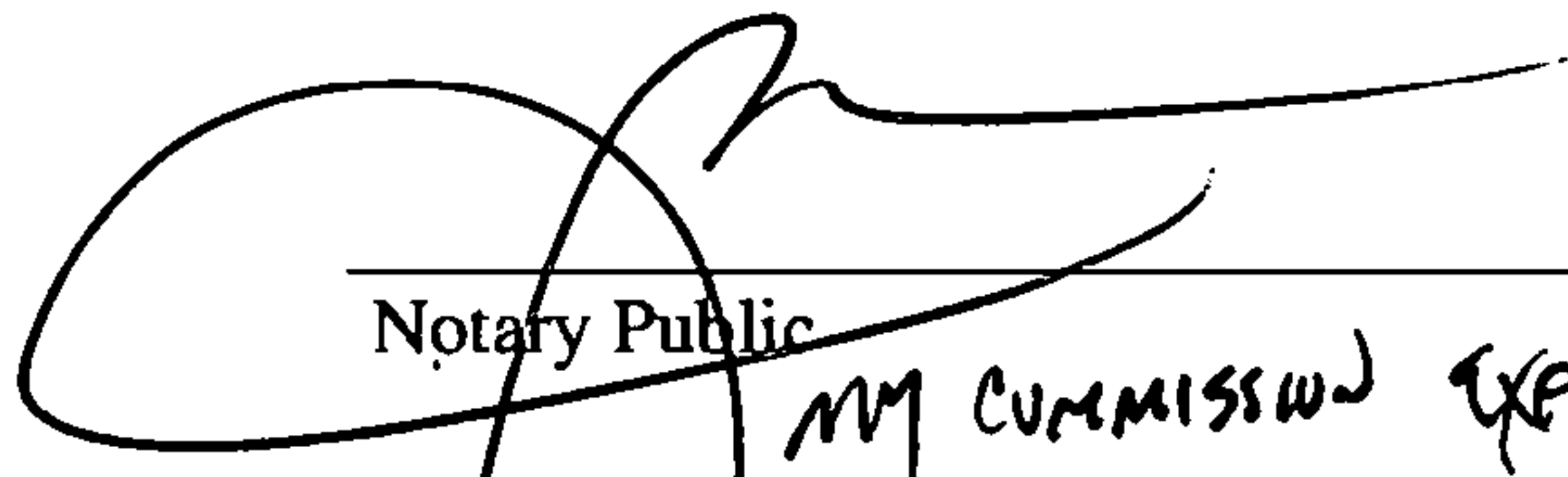
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

  
DONNA R. SAWYER

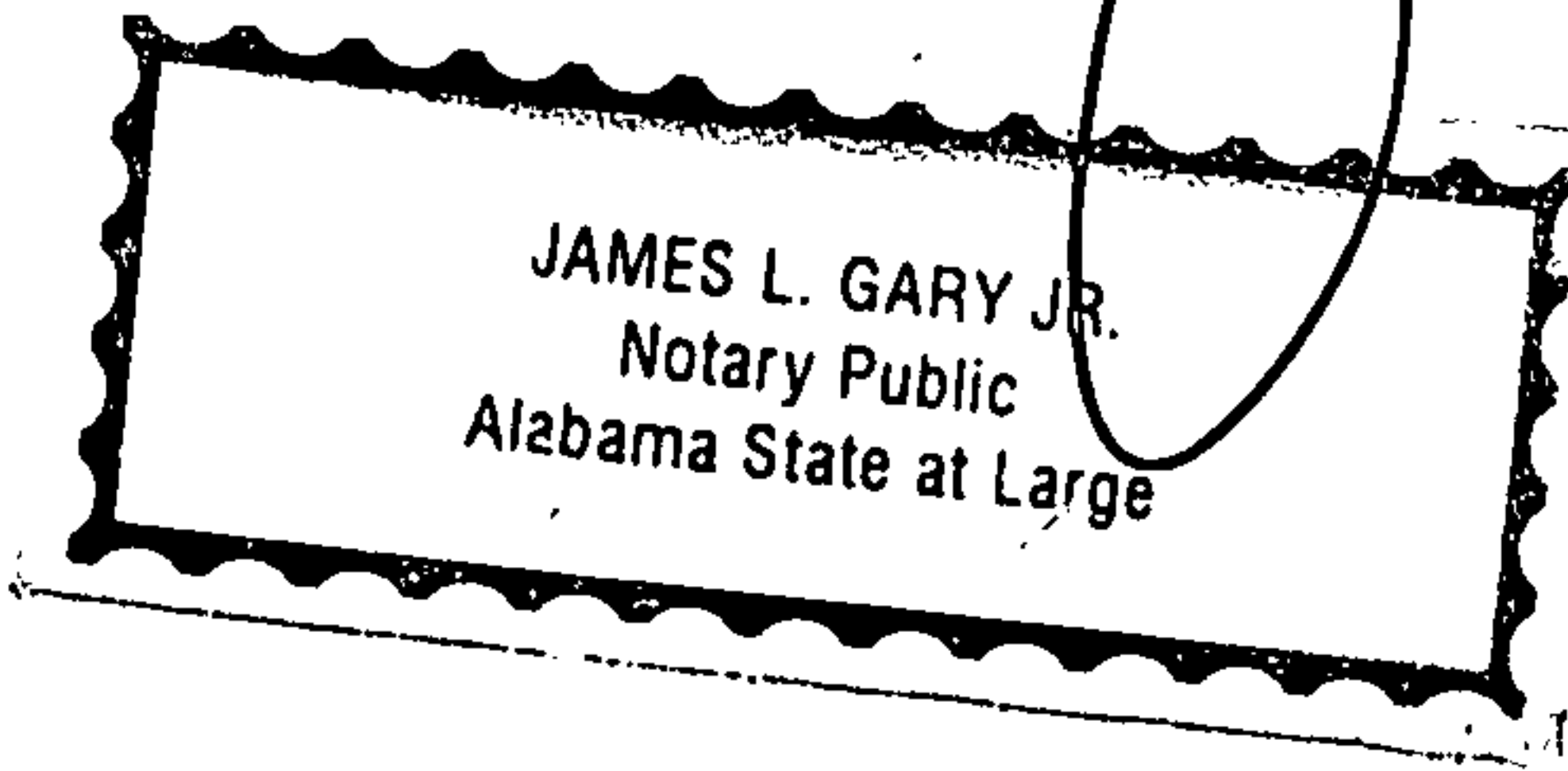
STATE OF ALABAMA }  
COUNTY OF SHELBY } SS.

I, JAMES L. GARY JR., a Notary Public, hereby certify that **DONNA R. SAWYER** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 17 day of MARCH, 2021.

  
Notary Public

MY COMMISSION EXPIRES 7/26/23



Real Estate Sales Validation Form

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

Grantor's Name Donna R. Sawyer
Mailing Address 2160 N Grande View LN, Maylene, AL 35114

Grantee's Name Donna R. Sawyer
Mailing Address 2160 N Grande View LN, Maylene, AL 35114

Property Address 2160 N Grande View LN, Maylene, AL 35114

Date of Sale 3/17/21
Total Purchase Price \$ 0
or
Actual Value \$
or
Assessor's Market Value \$ 312,300.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2021 11:11:12 AM
\$29.00 CHERRY
20210907000434870



Ann S. Byrd

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 - Married acquired title w/ no marital status

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 7/23/21

Print Rana Nasrallah

Unattested (verified by)

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