



20210914000447440 1/2 \$108.50
Shelby Cnty Judge of Probate, AL
09/14/2021 12:18:43 PM FILED/CERT

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH

This instrument was prepared by:
Brian J. Ritchey
2700 Corporate Dr, Ste. 200
Birmingham, AL 35242

Send Tax Notice To:
Matthew David Morrison
140 Park Place Circle
Alabaster, AL 35007

QUITCLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) Dollars pursuant to a Final Judgment of Divorce entered 7/22/2016 and other good and valuable consideration to the undersigned Grantor, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells, and conveys to **Matthew David Morrison**, an unmarried man (hereinafter called Grantee), all the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the Survey of Park place, Third Addition, as recorded in Map Book 17, page 83, in the Office of Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Grantee forever.

IN WITNESS WHEREOF, the said undersigned has hereto set his signature and seal on this the 2 day of September, 2021.

Taylor S. Nichols
Taylor S. Nichols
(f/k/a Taylor S. Morrison)

STATE OF ALABAMA)
)
SHELBY COUNTY)

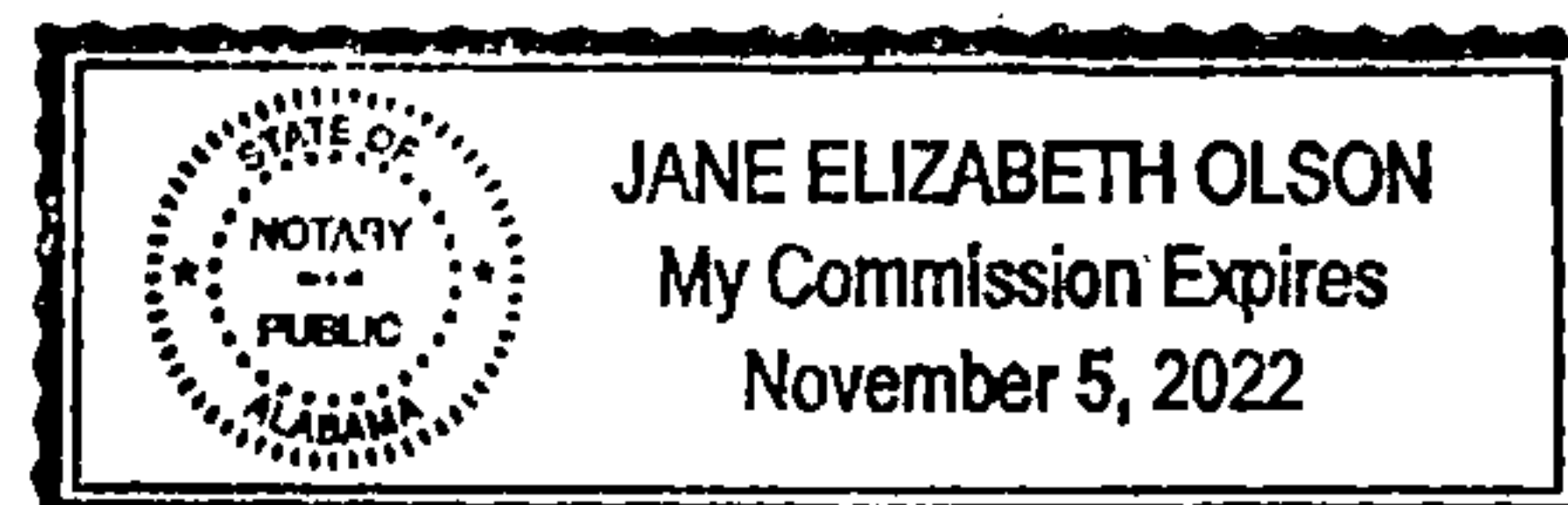
ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Taylor S. Nichols, f/k/a Taylor S. Morrison**, 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.

Given under my hand and official seal, this the 2nd day of SEPTEMBER, 2021.

[Signature]
Notary Public

My Commission Expires: _____





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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 Taylor S. Nichols
Mailing Address 1525 W. Navajo Drive
Alabaster, AL 35007

Grantee's Name Matthew David Morrison
Mailing Address 140 Park Place Circle
Alabaster, AL 35007

Property Address 140 Park Place Circle
Alabaster, AL 35007

Date of Sale 9-2-21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ ~~167,000~~ 83,500

(~~\$167,000~~ x .2)

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 Tax Assessment

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 9-2-21

Print Brian S. Ritchey, Esq.

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)

Attorney for Matthew David Morrison

Form RT-1