

THIS INSTRUMENT PREPARED BY:  
BARNES & BARNES LAW FIRM, P.C.  
8107 PARKWAY DRIVE  
LEEDS, ALABAMA 35094  
(205) 699-5000

Send Tax Notice To:  
THERESE L. QUARLES  
  
2049 GLADES DR.  
CALERA, AL 35040

**STATUTORY DEED WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
Shelby County

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Grantor, SDH BIRMINGHAM, LLC, for and in consideration of One Hundred Eighty-Eight Thousand Seven Hundred Ten and 00/100 (\$188,710.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does grant, sell, and convey unto THERESE L. QUARLES, (herein referred to as Grantee), his interest in said property pursuant to a divorce agreement entered into by he parties, the following described real property situated in the County of Shelby, State of Alabama:

LOT 11, ACCORDING TO THE MAP OF THE FINAL PLAT OF THE GLADES, AS RECORDED IN MAP BOOK 53, PAGE 22, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property address: 2049 GLADES DR. , CALERA, AL 35040

\*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:  
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

Subject, however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and further subject to any state of facts and accurate survey would show.

\$190,597.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 21st day of September, 2021.

SDH BIRMINGHAM, LLC

By: \_\_\_\_\_

R. LEE BARNES,

AUTHORIZED SIGNATORY

Its: AUTHORIZED SIGNATORY

STATE OF ALABAMA

JEFFERSON COUNTY

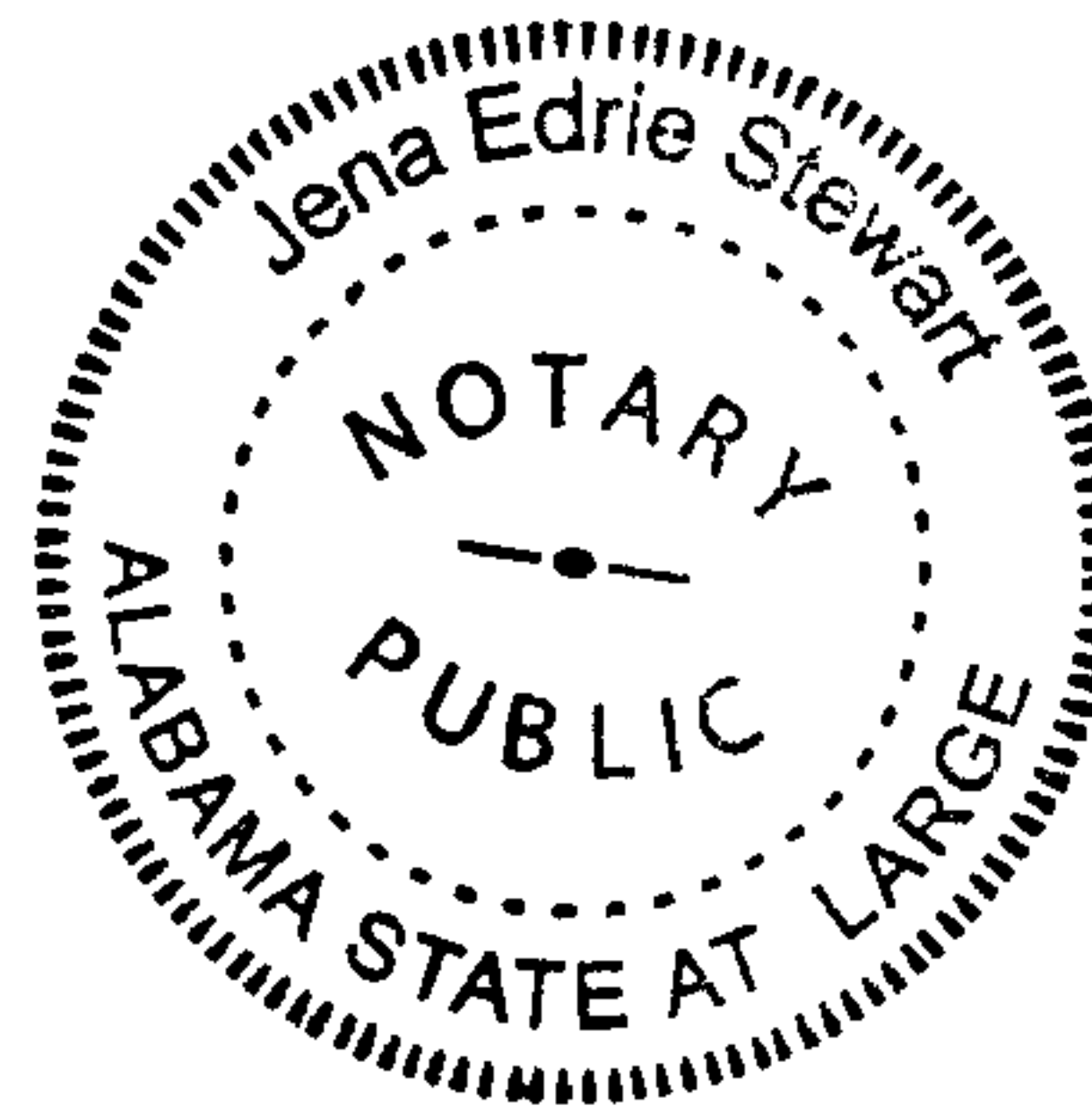
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that R. LEE BARNES, whose name as AUTHORIZED SIGNATORY of SDH BIRMINGHAM, LLC, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, R. LEE BARNES, AUTHORIZED SIGNATORY, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said SDH BIRMINGHAM, LLC on the day the same bears date.

Given under my hand and official seal this 21st day of September, 2021.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

9/28/22



**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name:	SDH BIRMINGHAM, LLC	Grantee's Name:	THERESE L. QUARLES
Mailing Address:	2049 GLADES DR. CALERA, AL 35040	Mailing Address:	2049 GLADES DR. CALERA, AL 35040
Property Address:	2049 GLADES DR. CALERA, AL 35040	Date of Sales	September 21st, 2021
		Total Purchase Price:	(\$188,710.00)
		Actual Value:	\$ _____
		OR	
		Assessor's Market Value:	\$ _____

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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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.

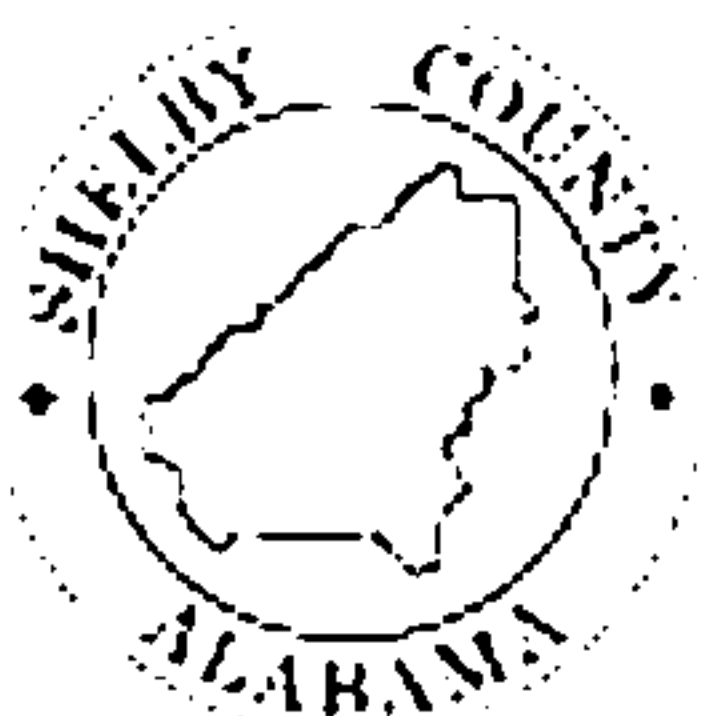
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: September 21st, 2021Print Laura L. Barnes\_\_\_\_\_  
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Filed and Recorded**  
**Official Public Records**  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/22/2021 03:20:26 PM  
 \$29.00 CHARITY  
 20210922000463390