

20210924000467160 1/3-\$187.00
Shelby Cnty Judge of Probate, AL
09/24/2021 02:03:09 PM FILED/CERT

This instrument was prepared by:
Shelby C. Yarbrough
Attorney at Law
P.O. Box 55811
Birmingham, AL 35255
205.287-2922

Send Tax Notice to:
Rose M. Fraser
1013 Kings Way
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That consideration of One dollar and Other Good and Valuable Consideration (\$1.00) to Teresa F. Lee, a single woman, the "Grantor" herein, in hand paid by Rose M. Fraser, the "Grantee" herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all her right, title interest and claim in or to the following described real estate, situated in the State of Alabama, County of Shelby to wit:

Commence at the NE corner of SE ¼ of NW ¼ west along North line of SD ¼ ¼ 132 S. 190 to POB Cont S 229 26 E 190 N229.26 W to POB being a part of Grady Kings Sub BK 5 page 81.
Property address: 130 King Valley Drive Pelham, AL 35124.

Together with all singular rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the same unto the said Grantees and the heirs and assigns of Grantees, forever.

TO HAVE AND TO HOLD to the said Rose M. Fraser, and Grantee's heirs and assigns forever.

IT WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 16 day of September, 2021.

Shelby County, AL 09/24/2021
State of Alabama
Deed Tax: \$159.00

By: _____

Teresa Lee

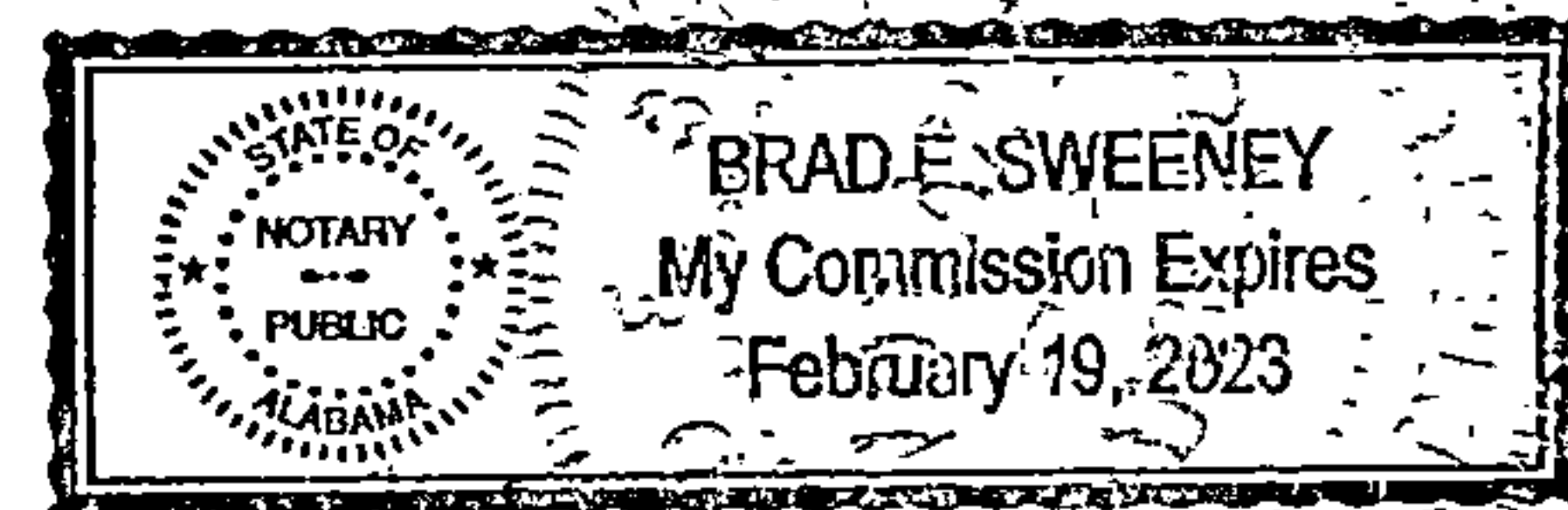
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Teresa Lee whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the content of the conveyance, he executed the same voluntarily on the day that bares date.

Given under my hand and official seal this 16th day of SEPTEMBER, 2021.

Notary Public

My Commission Expires: 02/19/2023



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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 Teresa F. Lee
Mailing Address 555 Bryview Drive
Belleair, FL 33756

Grantee's Name Rose M. Fraser
Mailing Address 1013 Kings Way
Birmingham, AL 35242

Property Address 130 King Valley Drive
Birmingham, AL 35124

Date of Sale 9-16-2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 158,740

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

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 9-24-21

Print Shelley Yeendrough

Unattested

(verified by)

Sign Shelley Yeendrough

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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