

QUIT CLAIM DEED



20211101000527010 1/2 \$167.00
Shelby Cnty Judge of Probate, AL
11/01/2021 01:59:01 PM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **TEN DOLLARS** AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I, **TRACY CARBONIE, AN UNMARRIED INDIVIDUAL**, herein referred to as Grantor(s), hereby remises, releases, quitclaims, grants, sells, and conveys to **LAWRENCE M. CARBONIE, JR.**, referred to as Grantee(s), all his/her/their right, title, interest and claim in or to the following described real estate, situated in SHELBY County, State of Alabama, to wit:

LOT 2514, ACCORDING TO THE SURVEY OF HIGHLAND LAKES, 25TH SECTOR, PHASE II, AN EDDLEMAN COMMUNITY, AS RECORDED IN MAP BOOK 36, PAGE 41, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

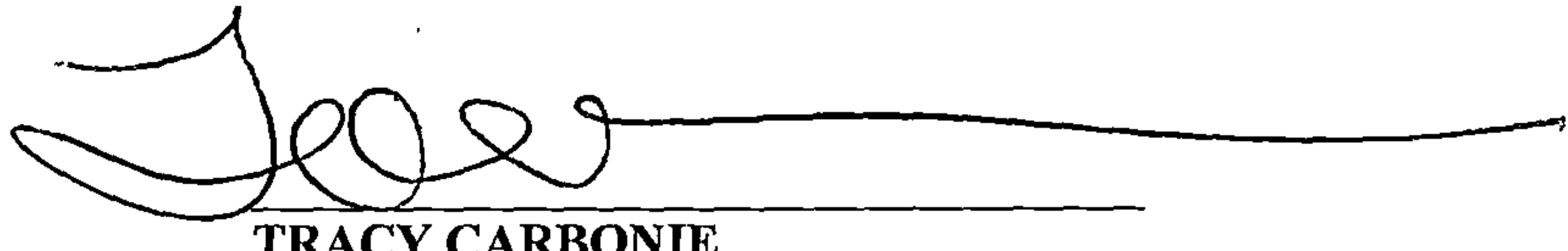
TOGETHER WITH NONEXCLUSIVE EASEMENT TO USE THE PRIVATE ROADWAYS, COMMON AREA ALL AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, RECORDED AS INSTRUMENT #1994-07111 AND AMENDED IN INST. #1996-17543 AND FURTHER AMENDED IN INST. #1999-31095 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HIGHLAND LAKES, A RESIDENTIAL SUBDIVISION, 25TH SECTOR, PHASE II, RECORDED AS INSTRUMENT NO. 20051229000667940 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS, THE "DECLARATION").

THIS DOCUMENT IS PREPARED PURSUANT TO THAT DIVORCE DECREE 58-DR-2018-900161.000, FILED IN SHELBY COUNTY, ALABAMA.

PREPARER OF THIS DOCUMENT IS ACTING AS SCRIVENER ONLY. ALL INFORMATION USED IN THE PREPARATION OF THIS DEED WAS PROVIDED BY THE PARTIES.

SUBJECT TO: Easements, restrictive covenants, right of ways as shown by the public records and ad valorem taxes of record.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal this 1st day of November 2021.

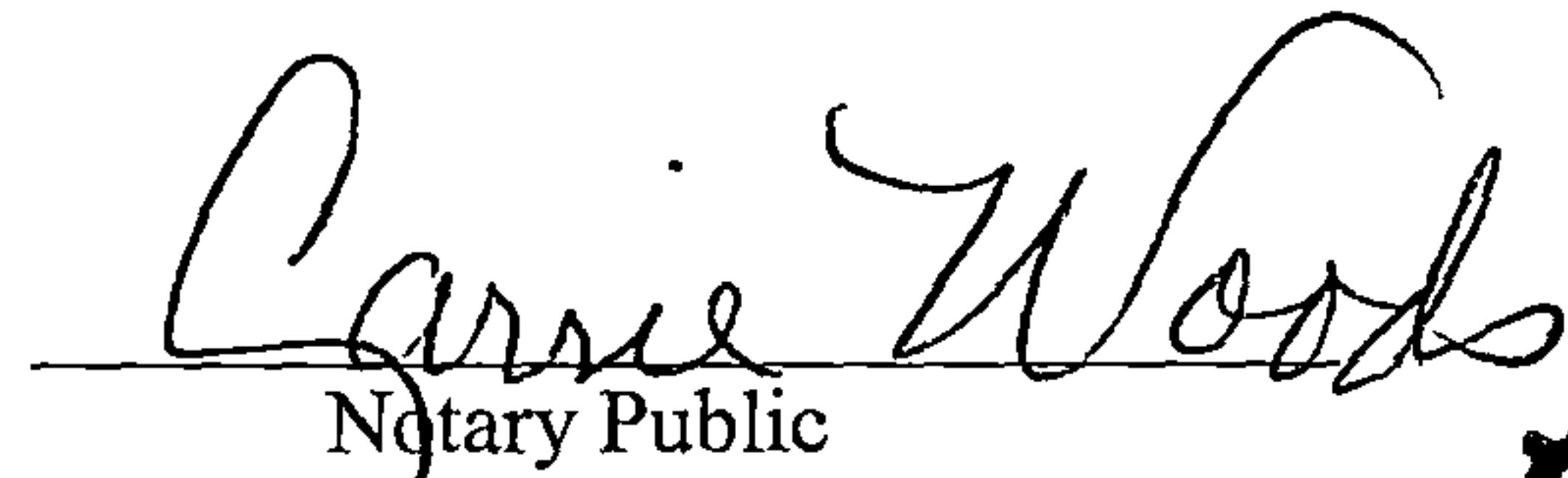


TRACY CARBONIE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State hereby certify that, **TRACY CARBONIE** 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 and seal this 1st day of Nov., 2021.



Notary Public

THIS INSTRUMENT PREPARED BY:
DAVID S. SNODDY
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, AL 35243

SEND TAX NOTICE TO:
LAWRENCE M. CARBONIE, JR.
1049 KINGS WAY
BIRMINGHAM, AL 35242

Shelby County, AL 11/01/2021
State of Alabama
Deed Tax:\$142.00

Real Estate Sales Validation Form

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

Grantor's Name **TRACY CARBONIE**

Grantee's Name **LAWRENCE M. CARBONIE**

Mailing Address: _____

Mailing Address: **1049 KINGS WAY
BIRMINGHAM, AL 35242**

Property Address **1049 KINGS WAY
BIRMINGHAM, AL 35242**

Date of Sale: _____
Total Purchaser Price **\$142000.00**
or
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
 Sales Contract
 Closing Statement

Appraisal
 Other **½ OF TAX VALUE**

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date _____

Print Lawrence M. Carbonie Jr

Unattested _____
(verified by)

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



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