



20211103000532550 1/2 \$116.50
Shelby Cnty Judge of Probate, AL
11/03/2021 10:22:17 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY

PREPARED BY:
SCOZZARO LAW, LLC
511 Creekside Court
P.O. BOX 548
Helena, AL 35080
(205) 624-3367

SEND TAX NOTICE TO:
Andrew D. Bauer and Elizabeth Ann Bauer
141 Roy Court
Helena, AL 35080

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the marriage union of the parties and for other good and valuable consideration (\$10.00) provided **Andrew D. Bauer** (hereinafter called the "Grantor"), the receipt whereof is hereby acknowledged, said Grantor, hereby QUITCLAIMS, GRANTS, SELLS AND CONVEYS to **Andrew D. Bauer** and **Elizabeth Ann Bauer**, a married couple, as joint tenants with right of survivorship, (hereinafter called the "Grantees"), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, to wit:

Lot 10, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map Book 21, Page 141 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: 1) taxes for 2021 and subsequent years; 2) Easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any; 3) mineral and mining rights, if any and; 4) any indebtedness thereon.

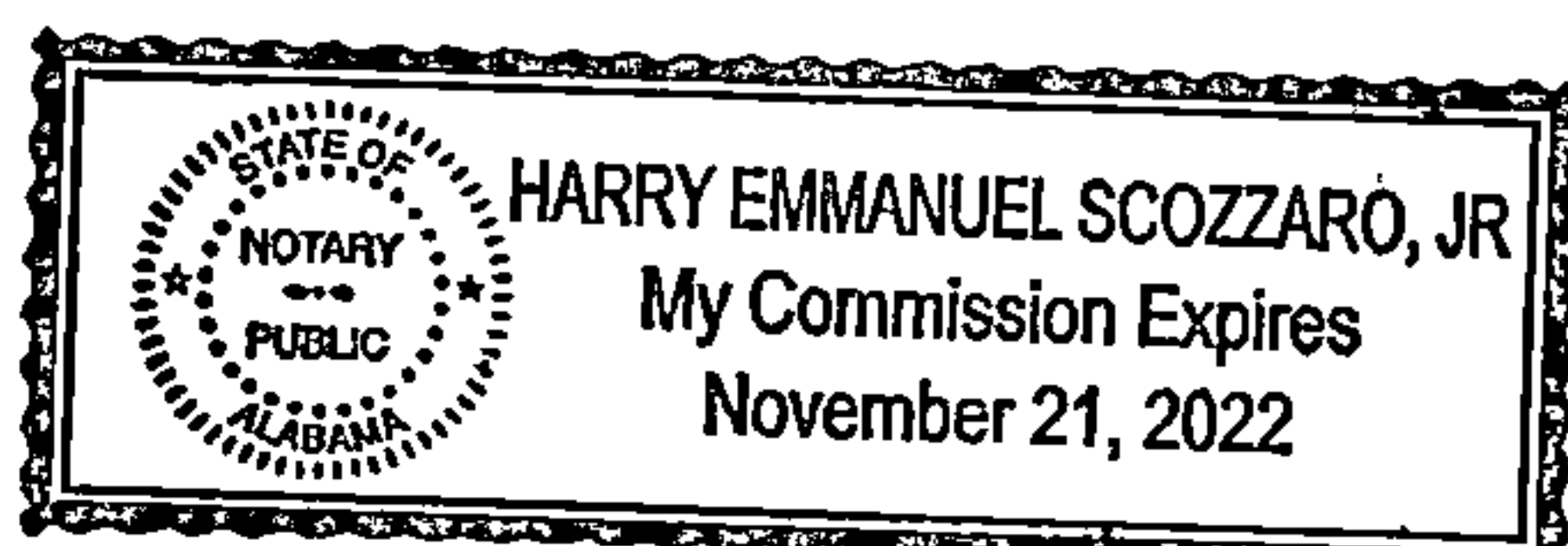
TO HAVE AND TO HOLD unto said GRANTEES, their heirs and assigns forever, on this 2nd day of November, 2021.

ANDREW D. BAUER
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

Before me, a Notary Public in and for said County, in said State, hereby certify that, Andrew D. Bauer, known to me, acknowledged before me on this day that he has executed this Quit Claim Deed on this 2nd day of November, 2021.

Shelby County, AL 11/03/2021
State of Alabama
Deed Tax: \$91.50



NOTARY PUBLIC
My Commission Expires: 11/21/22

Real Estate Sales Validation Form

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

Grantor's Name Andrew D. Bauer
Mailing Address 141 Roy Court
Helena, AL 35080

Grantee's Name Andrew D. Bauer &
Mailing Address Elizabeth Ann Bauer
141 Roy Court
Helena, AL 35080

Property Address 141 Roy Court
Helena, AL 35080

Date of Sale 11-2-21
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 182,400⁰⁰ / 91,200⁰⁰

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 Assessor

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 11-3-21

Print H. Enman / Swartz, Jr.

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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