



20211220000600510 1/2 \$93.50
Shelby Cnty Judge of Probate, AL
12/20/2021 03:33:47 PM FILED/CERT

QUITCLAIM DEED Lawyers Title Insurance Corp. - Birmingham, Alabama

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned MARTIN ALEXANDER NOVAK (hereinafter called Grantor), an unmarried man, hereby remises, releases, quit claims, grants, sells, and conveys to MONICA SAENZ NOVAK (hereinafter called Grantee), an unmarried woman, all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

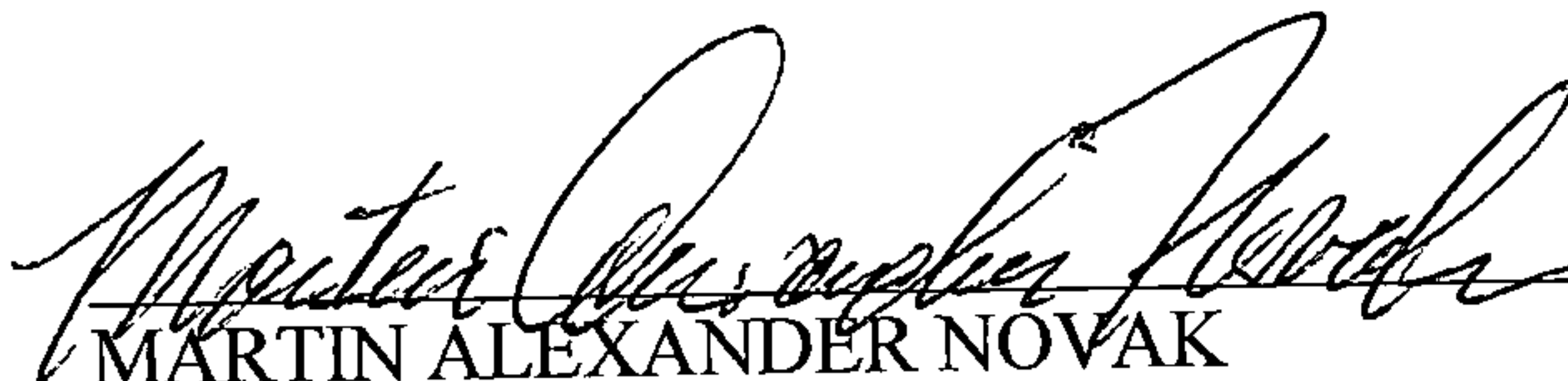
Lot 64, according to a resurvey of Final Plat of High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.

Monica Saenz Novak and Monica Saenz-Perez are one and the same person.

Title not examined by preparer of the instrument. The legal description was furnished by the Grantee, and prepared without benefit of survey. This deed executed pursuant to an Order of the Court, Shelby County, Alabama, Civil Action Number DR 2017-9000020.

TO HAVE AND TO HOLD to said GRANTEE forever.

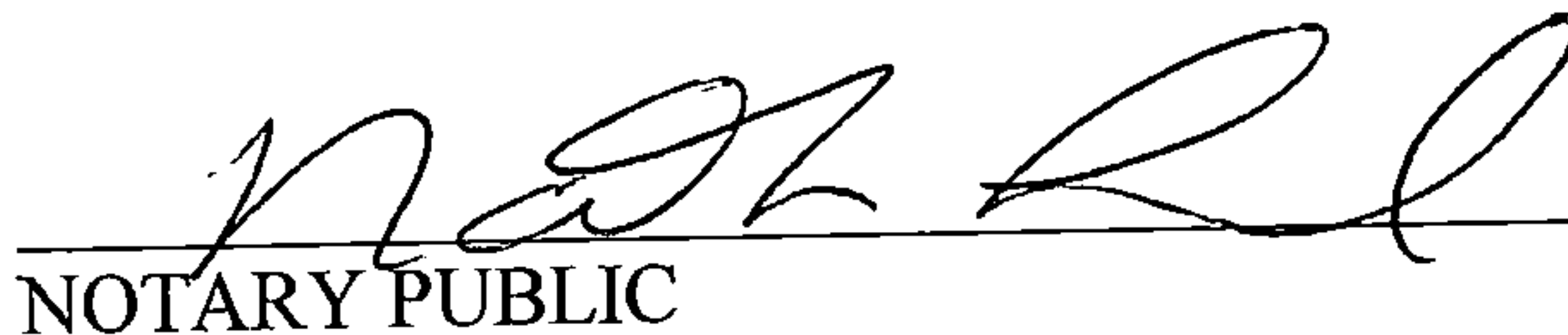
Given under my hand and seal this 23 day of January ~~2017~~ 2018


MARTIN ALEXANDER NOVAK

STATE OF ALABAMA
COUNTY OF SHELBY

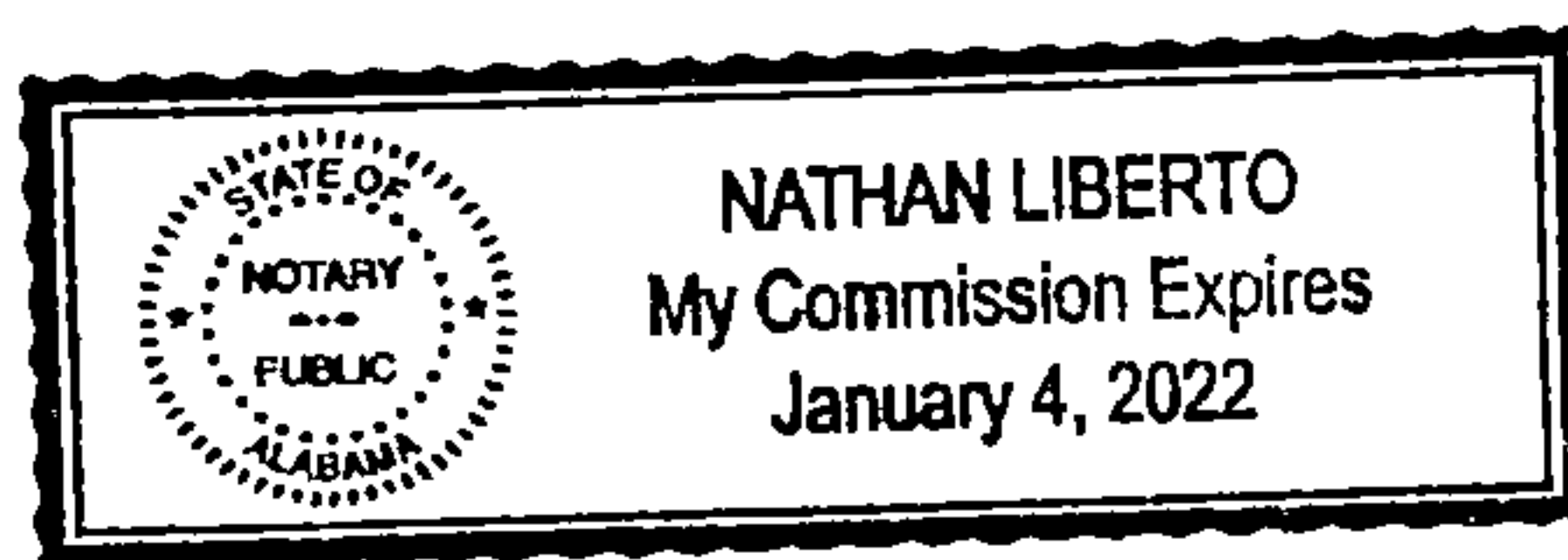
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify MARTIN ALEXANDER NOVAK whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the same bears date.

Given under my hand and official seal this 23 day of January 2017.


NOTARY PUBLIC

This instrument was prepared by:

Terry M. Cromer, Esquire
P.O. Box 1120
Moody, AL 35004
Suite 100
(205) 352-0100



Send Tax Notice to:

Monica Saenz Novak
114 High Ridge Trace
Pelham, AL 35124

Shelby County, AL 12/20/2021
State of Alabama
Deed Tax: \$68.50

Real Estate Sales Validation Form

20211220000600510 2/2 \$93.50
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This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Martin Novak
Mailing Address 224 Piney Woods Ln
Helena, AL

Grantee's Name Monica Szenz
Mailing Address 1310 Parson Rd
Sylacauga, AL 35150

Property Address 114 High Ridge Trce
Helena, AL 35124

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____

Assessor's Market Value \$ 136,300
112 value 68,150

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 12/20/21

Print Monica Szenz

Unattested

Sign Monica

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1