

STATE OF ALABAMA

SHELBY COUNTY

)
) **QUITCLAIM DEED**
)



20211223000607240 1/2 \$126.00
Shelby Cnty Judge of Probate, AL
12/23/2021 04:22:06 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Thousand Dollars (\$1,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the Grantor, Angela Harris, hereby **RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS** to Dennis Harris (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estates, situated in Shelby County, Alabama, to-wit:

Legal Description

Lot 70 according to the Survey of Camden Cove, Sector 5 as recorded in Map Book 29, Page 148, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Give under my hand and seal, this the 12 day of December, 2021.

Angela Harris (SEAL)
Grantor

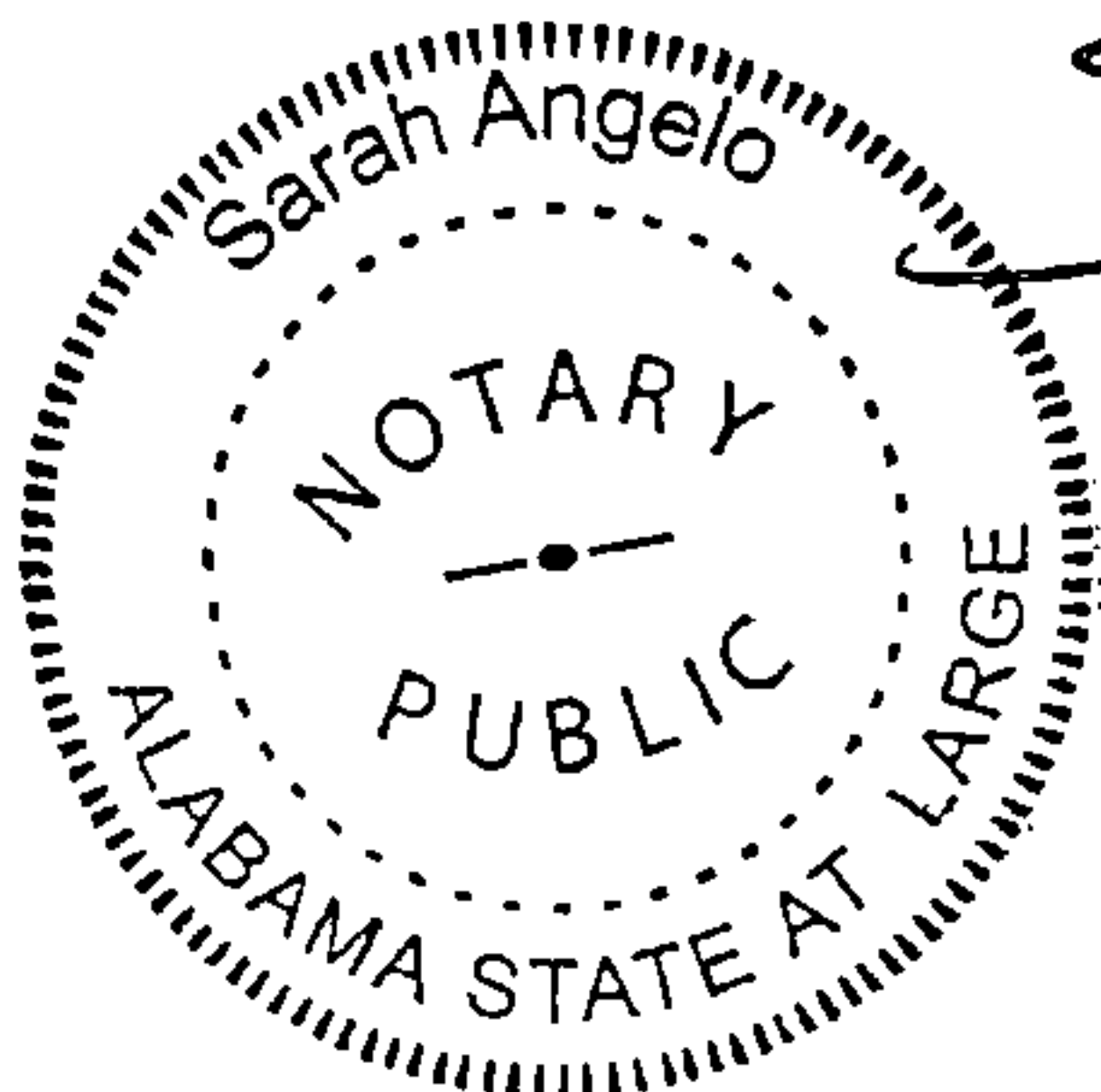
STATE OF ALABAMA

Shelby COUNTY

)
) **ACKNOWLEDGEMENT**
)

I, Sarah Angelo, a Notary Public in and for said County, in said State, hereby certify that Angela Harris, 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 or she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of December, 2021.



Sarah Angelo
Notary Public
My Commission Expires: 03.19.2025

Prepared by
Baron Sandlin
1122 Berkshire Drive
Anniston, AL 36207

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Angela Harris
121 Hermitage Lane
Calera, AL 35040

Grantee's Name
Mailing Address

Dennis Harris
121 Hermitage Lane
Calera, AL 35040

Property Address

121 Hermitage Lane
Calera, AL 35040

Date of Sale

Total Purchase Price \$

or

Actual Value

\$

or

Assessor's Market Value \$

201,100⁰⁰



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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

1/2 interest \$100,550

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

12/23/21

Print

Dennis Harris

Unattested

(verified by)

Sign

Dennis Harris
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1