

TITLE NOT EXAMINED



20220420000162260 1/4 \$137.00
Shelby Cnty Judge of Probate, AL
04/20/2022 11:23:47 AM FILED/CERT

Prepared by

James C Glaze Jr

8750 Gold Mine Rd Lot 1, Mobile, AL 36619

QUIT CLAIM DEED

STATE OF ALABAMA

MOBILE COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in pursuant to the divorce agreement entered into between the parties to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged I,

Charles E Cross, Jr, a single man

(herein referred to as grantors) do remises, releases, quitclaims, grants, sells, and conveys unto

Christina Glaze Cross Bates, a married woman

(herein referred to as Grantee) all his residual right, title, interest and claim in or to the following described real estate to wit:

Lot 13, according to the map and survey of Monte Bello, as recorded in Map Book 6, Page 23, in the Probate Office of Shelby County, Alabama

SUBJECT TO:

1. Ad Valorem taxes due and payable October 1, 2010.
2. Easements, restrictions, rights of way, and permits of record.
3. Grantor also conveys a Life Estate in and to James C Glaze Jr and wife, Doannese J Glaze or the survivor of them.

TO HAVE AND TO HOLD, to the said GRANTEE(S) forever.

IN WITNESS THEREOF, I(we) have hereunto set my(our) hand(s) and seal(s), this 17 day of April, 2022.

WITNESS:

Charles E Cross Jr

Grantor

Shelby County, AL 04/20/2022
State of Alabama
Deed Tax: \$105.00

MISCELLANEOUS:

- (a) The husband shall pay his own attorney in this matter.
- (b) The husband shall pay to the wife as alimony within 30 days of signing of the agreement the cost of her attorney, Henry E Lagman, the sum of two thousand dollars and 00/100 dollars (\$2000.)
- (c) The parties agree to execute all documents necessary to effectuate the terms of this Judgement, including but not limited to deeds, bills of sale, certificates of title, tax forms, real estate contracts and the like and to promptly complete the transfers above. In the event either party fails to make the conveyances the parties, agree that the Circuit Clerk may make the transfers by general warranty deed, upon petition setting forth the facts of the failure to convey. Said clerk shall make the conveyance without such other or further notice to which the parties may be entitled.
- (d) It is agreed and is covenant between the parties that all payments from the husband to the wife and for the benefit as alimony or support on her behalf shall be made as a domestic support obligation and shall not be dischargeable in bankruptcy.
- (e) The parties agree to tax the costs as paid by the plaintiff.

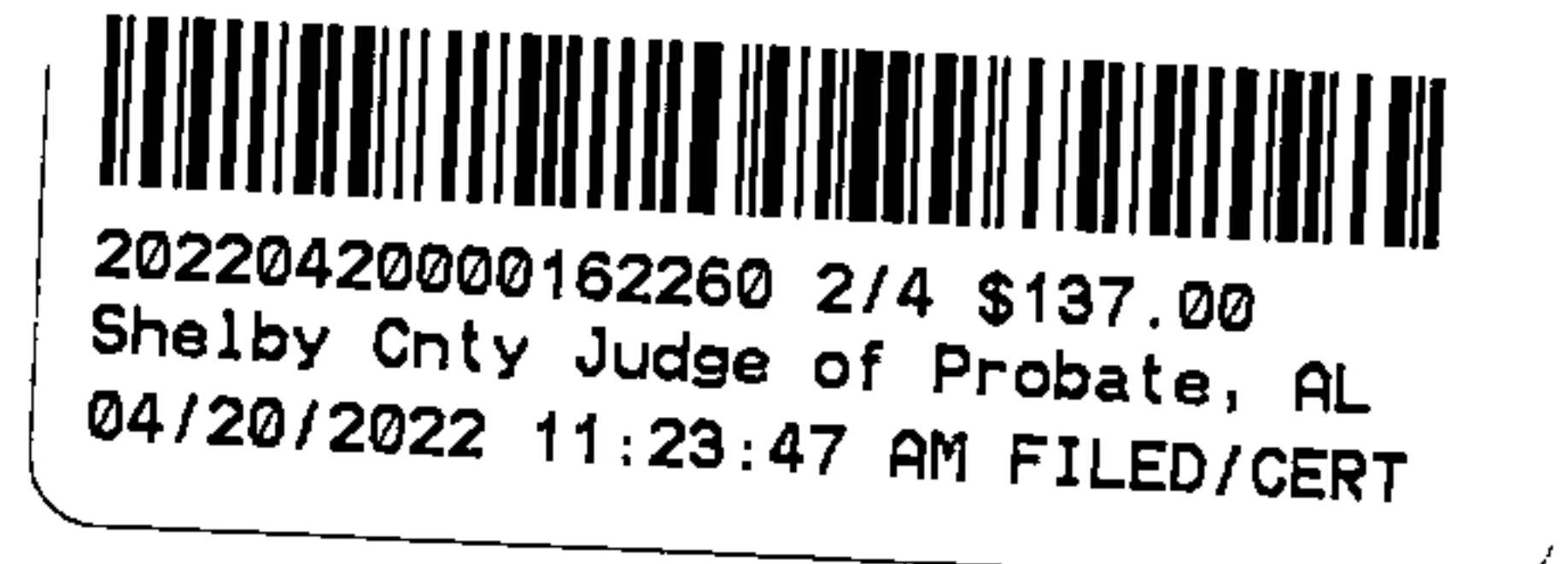
IN WITNESS THEREOF, we have hereunto set our hands and seals as above expressed on this 17 day of April 2022.

WITNESSES:

s/n Charles E Cross Jr
Charles E Cross Jr

s/n Christina Renee Cross Bates
Christina Renee Cross Bates

Notary Public: Laura Myers Kirkland



STATE OF ALABAMA

GENERAL ACKNOWLEDGEMENT

Mobile

COUNTY



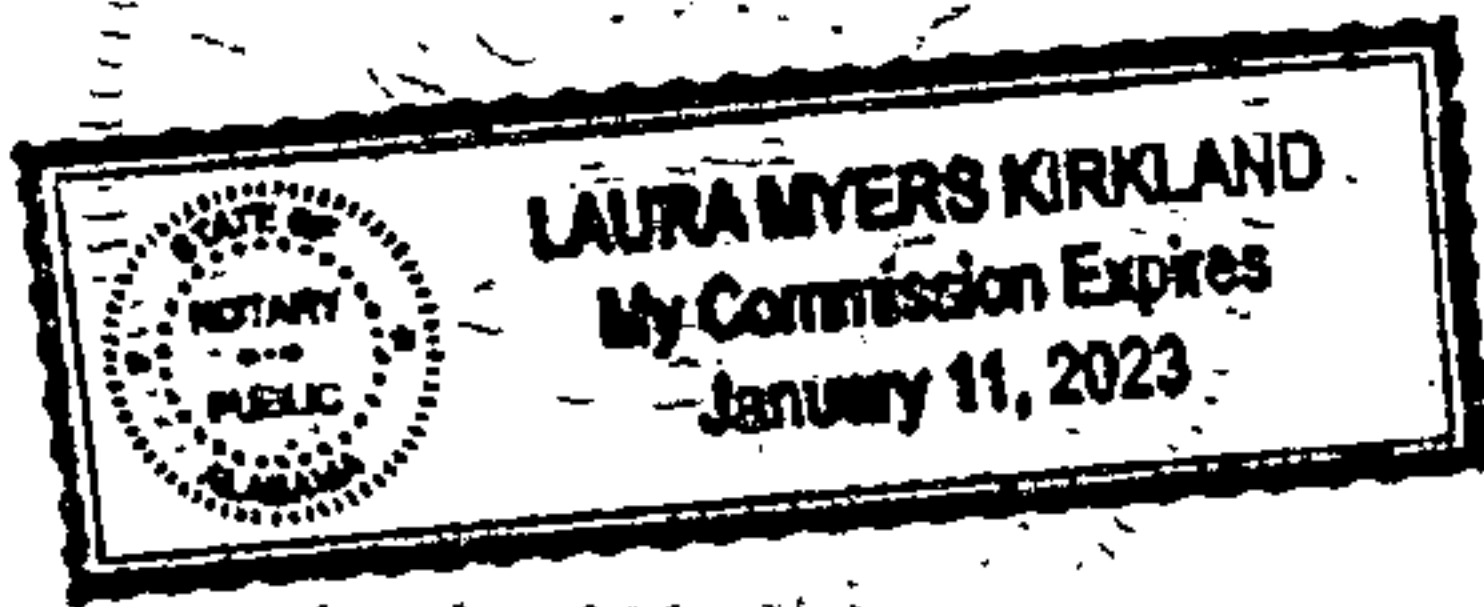
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles E Cross Jr whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance (he) (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of April 2022.

Laura Myers Kirkland

NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name CHARLES E. CROSS JR
Mailing Address 6640 BROWDER DR.
THEODORE, AL 36582

Grantee's Name JAMES GLAZE / DOANNESE GLAZE
Mailing Address 8750 GOLDMINE RD N / (SAME)
MOBILE, AL 36619
CHRISTINA R. CROSS

Property Address 13 MONTE BELLO LN
MONTEVALLO, AL 35115

Date of Sale 13 MONTE BELLO LN
MONTEVALLO, AL 35115

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 209,080

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

12 = 104,545

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 4/20/22

Print

James C. Glaze Jr

Unattested



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Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1