



20220919000361780 1/3 \$270.00  
 Shelby Cnty Judge of Probate, AL  
 09/19/2022 03:05:11 PM FILED/CERT

**This instrument was prepared by:**

**Matthew Griffin  
 Shockley & Griffin  
 2100 River Haven Drive, STE 1  
 Hoover, AL 35244**

**Send tax notice to:**

**Mr. Terry Riney  
 333 Camp Forrest Trail  
 Helena, AL 35080**

**QUITCLAIM DEED**

**STATE OF ALABAMA    )  
   )  
 SHELBY COUNTY         )**

**KNOW ALL MEN BY THESE PRESENTS,**

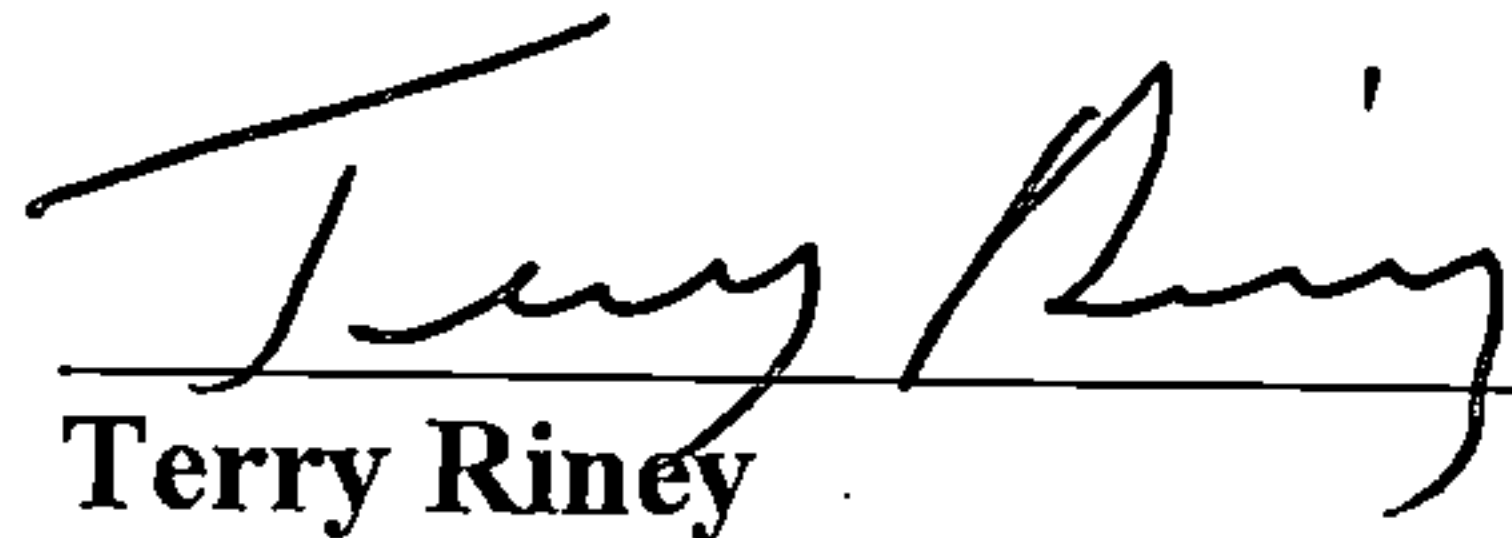
**KNOW ALL PERSONS BY THESE PRESENTS,** That, in consideration of the terms of the Final Judgment of Divorce entered by the Circuit Court of Shelby County in the case of *Carol Riney v. Terry Riney DR 22-900154*, we, **Terry Riney**, a divorced man and **Carol Riney**, a divorced woman (hereinafter referred to as GRANTORS), do grant, bargain, sell and convey unto **Terry Riney**, (hereinafter referred to as "GRANTEE"), the following-described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 775, according to the Survey of Riverwoods, 7<sup>th</sup> Sector, Phase II, as recorded in Map Book 36, Page 102, in the Probate Office of Shelby County, Alabama.**

No title documents were examined. This deed was prepared from information provided by the parties.

**TO HAVE AND TO HOLD** to said Grantee, and said Grantee's heirs and assigns, in fee simple, forever.

**IN WITNESS WHEREOF**, the said **GRANTOR** have hereunto set their hands and seals this the 19 day of September, 2022.

  
 \_\_\_\_\_  
 Terry Riney

**STATE OF ALABAMA    )  
Shelby COUNTY         )**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Terry Riney**, whose name is signed to the foregoing instrument and who is known to me,



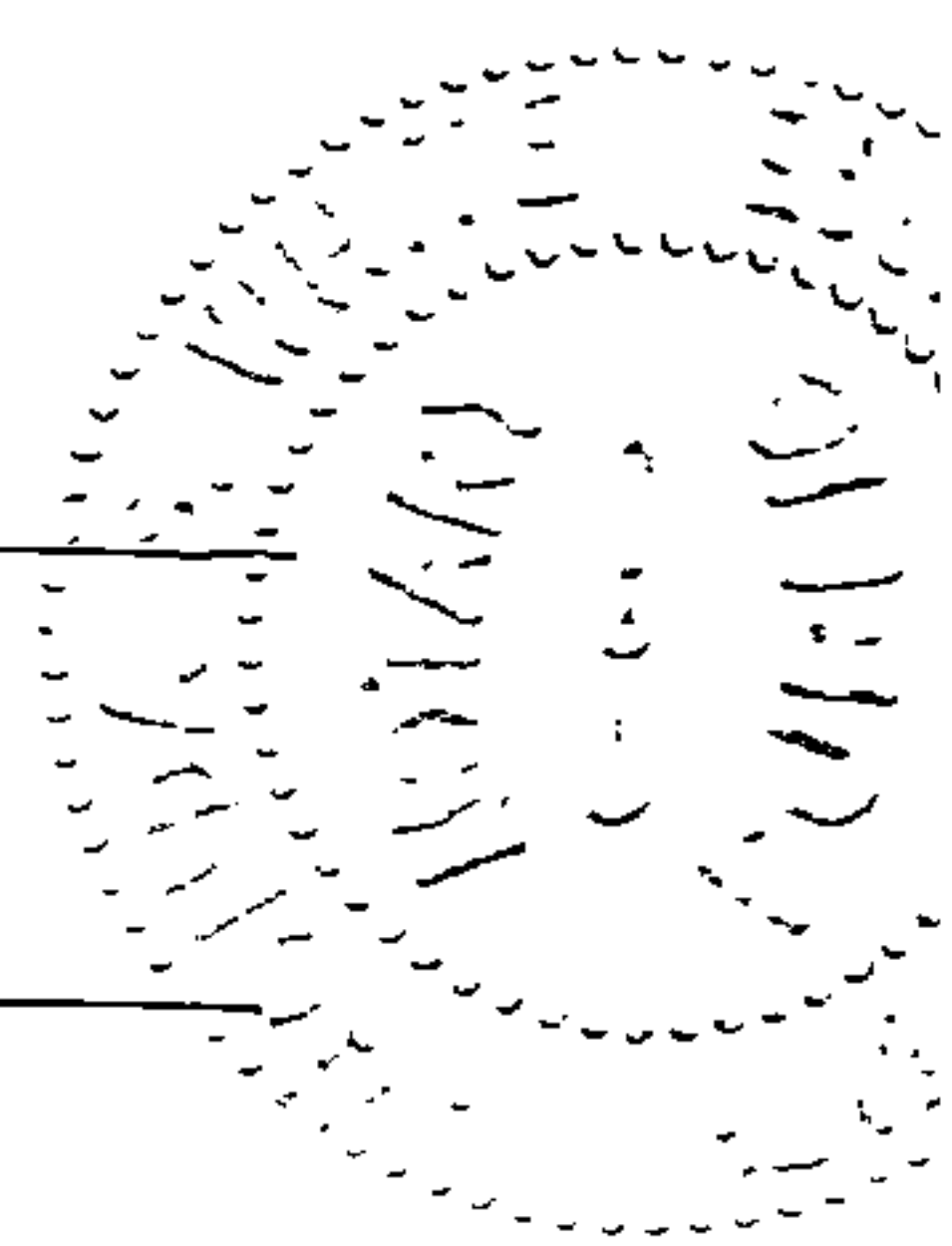
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acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of September, 2022.

Notary Public (SEAL)

My commission expires: 1/12/2025



Carol Riney

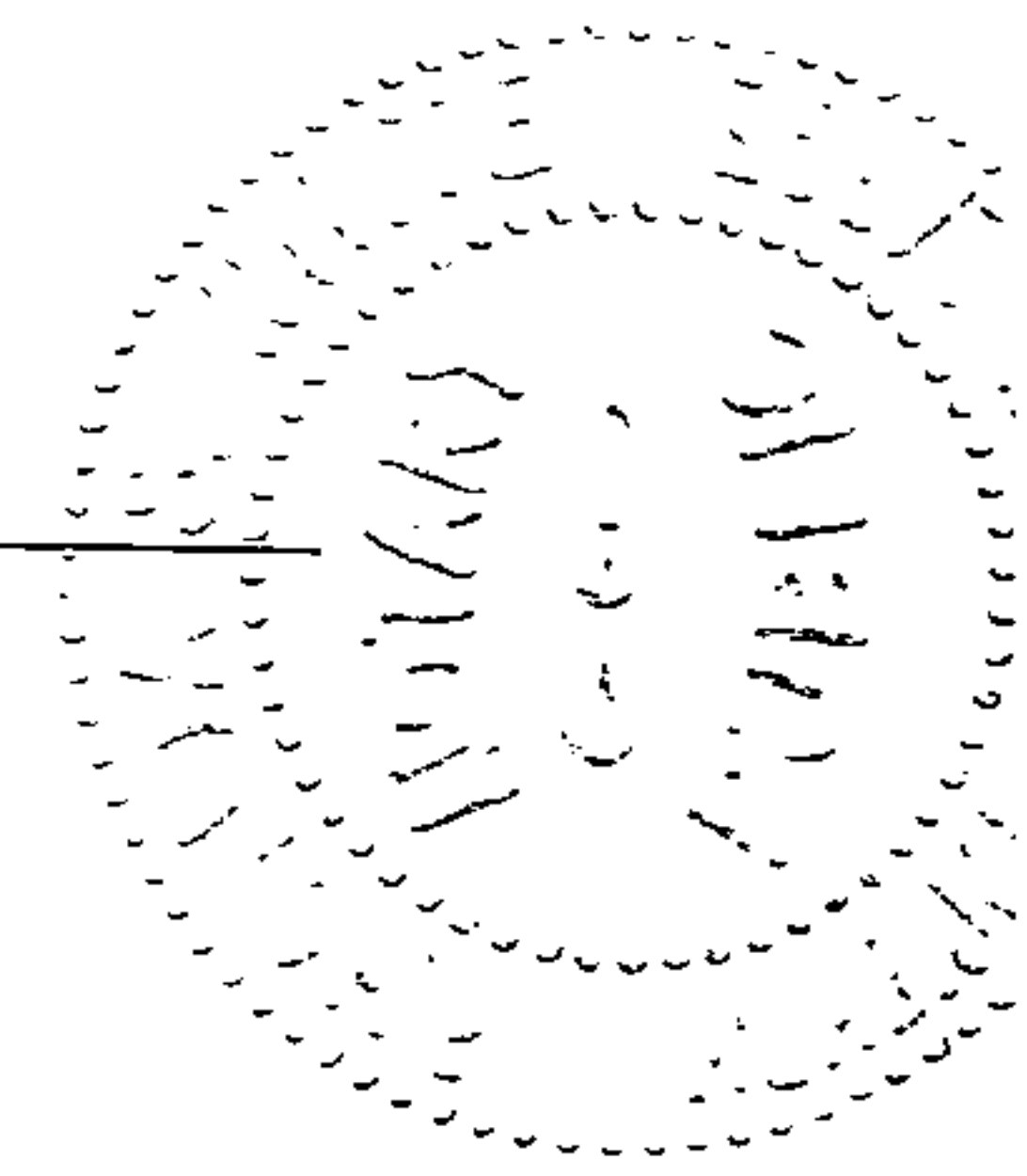
STATE OF ALABAMA )  
Shelby COUNTY )

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

Given under my hand and official seal this 19 day of September, 2022.

Notary Public (SEAL)

My commission expires: 1/12/2025



Real Estate Sales Validation Form

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

Grantor's Name Terry Riey, Carol  
Mailing Address 333 Camp Forest Trl  
Helena, AL 35080

Grantee's Name Terry Riey  
Mailing Address 333 Camp Forest Trl  
Helena, AL 35080

Property Address 333 Camp Forest Trl  
Helena, AL 35080

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 483,990

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 \$291,995  
 Other \_\_\_\_\_

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 9-19-22

Print Terry Riey

Unattested



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Sign

(Grantor/Grantee/Owner/Agent) circle one