

When Recorded Mail to:

20 20 TITLE LLC
333 TECHNOLOGY DRIVE, SUITE 112
CANONSBURG, PA 15317

20221025000399930
10/25/2022 08:37:30 AM
QCDEED 1/4

Send Tax Message To:

JAIME DEARMAN
50 HAWTHORN STREET
BIRMINGHAM, AL 35242

1/2 Assessed Market Value @ \$218,950.00

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 3rd day of October, 2022, by first party **KIP L. DEARMAN, DIVORCED-NOT REMARRIED**, whose mailing address is 106 EAST STREET NORTH, TALLADEGA, AL 35160 AND **JAIME DEARMAN WHO ERRONEOUSLY ACQUIRED TITLE AS JAMIE DEARMAN, DIVORCED-NOT REMARRIED**, whose mailing address is 50 HAWTHORN STREET, BIRMINGHAM, AL 35242 whose mailing address is 50 HAWTHORN STREET, BIRMINGHAM, AL 35242 to second party, **JAIME DEARMAN, AN UNMARRIED WOMAN** whose mailing address is 50 HAWTHORN STREET, BIRMINGHAM, AL 35242.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of BIRMINGHAM, County of SHELBY, State of ALABAMA to wit:

LOT 7-09A, BLOCK 7, ACCORDING TO THE RESURVEY OF LOT 7-06 THROUGH 7-12, MT LAUREL, PHASE IA, AS RECORDED IN MAP BOOK 31, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 092031002045000

Property Address: 50 HAWTHORN STREET, BIRMINGHAM, AL 35242

This deed is pursuant to a Final Judgment of Divorce recorded as Case No. DR-2020-900577.00.

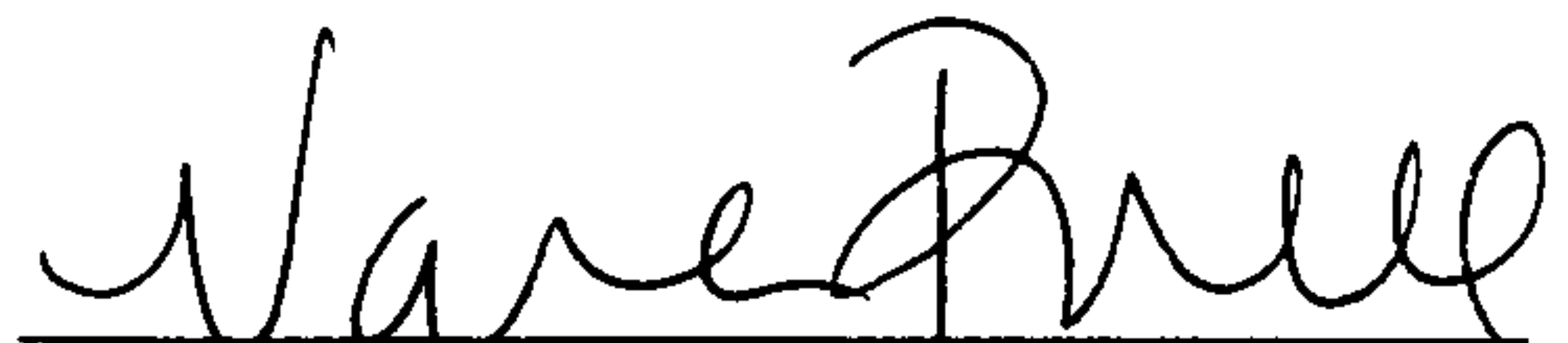
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.


KIP L. DEARMAN

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, Vanna Powell, a Notary Public, hereby certify that **KIP L. DEARMAN**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged 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 this 30 day of October, 2022

VANNA POWELL
Notary Public, Alabama State At Large
My Commission Expires 6/2/2024

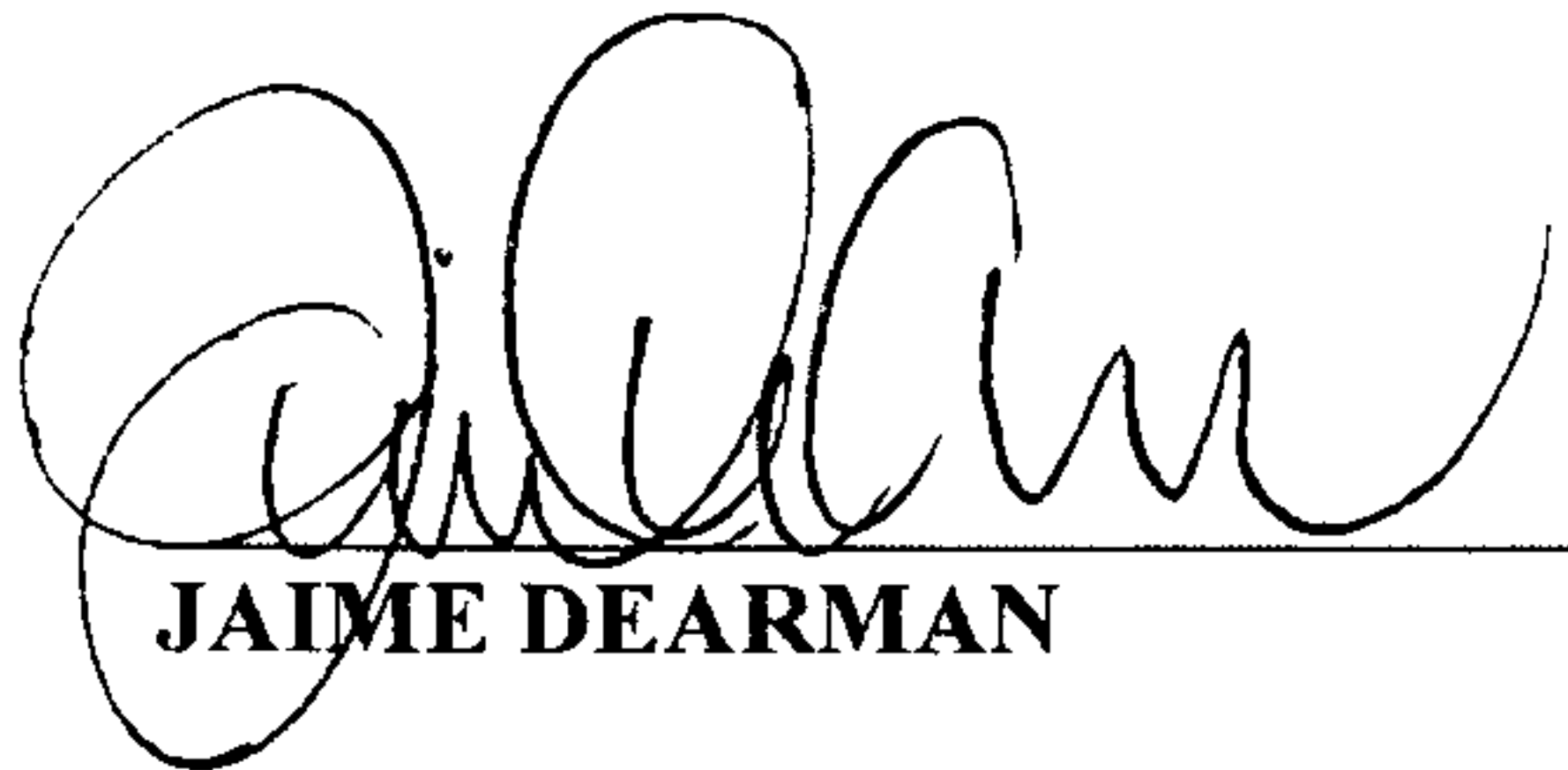

Notary Public

Prepared By:

THOMAS H. CLAUNCH III, ESQ., ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

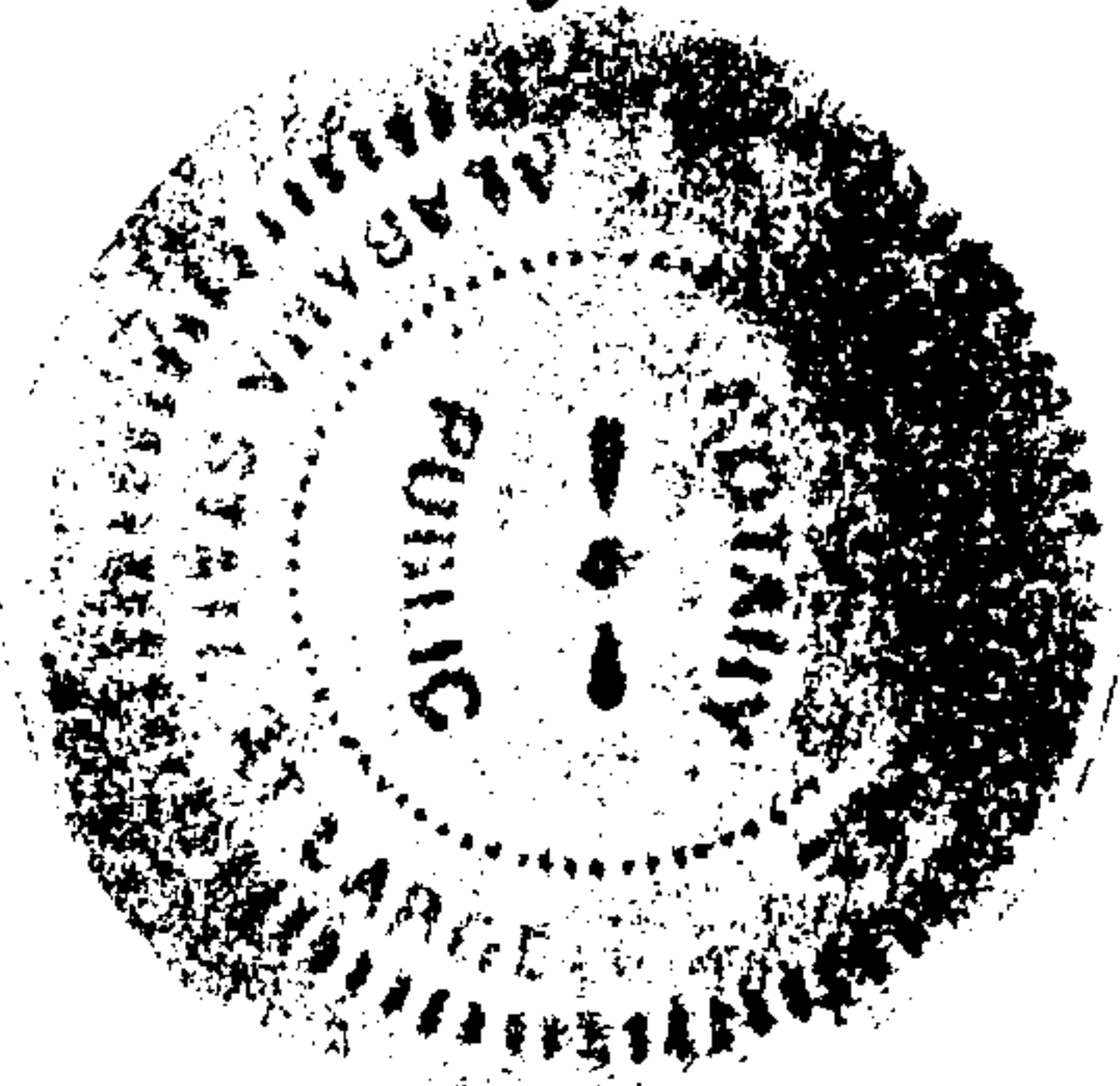
No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

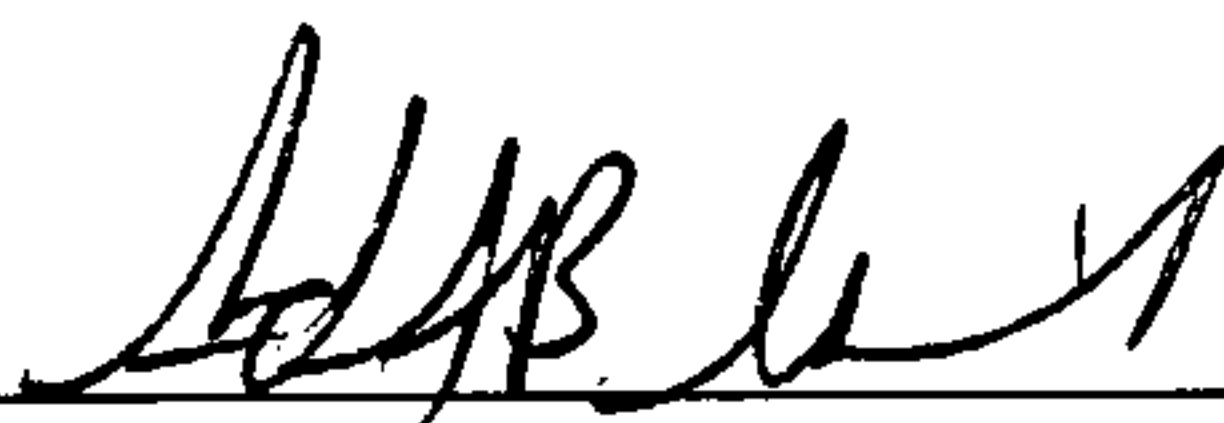
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

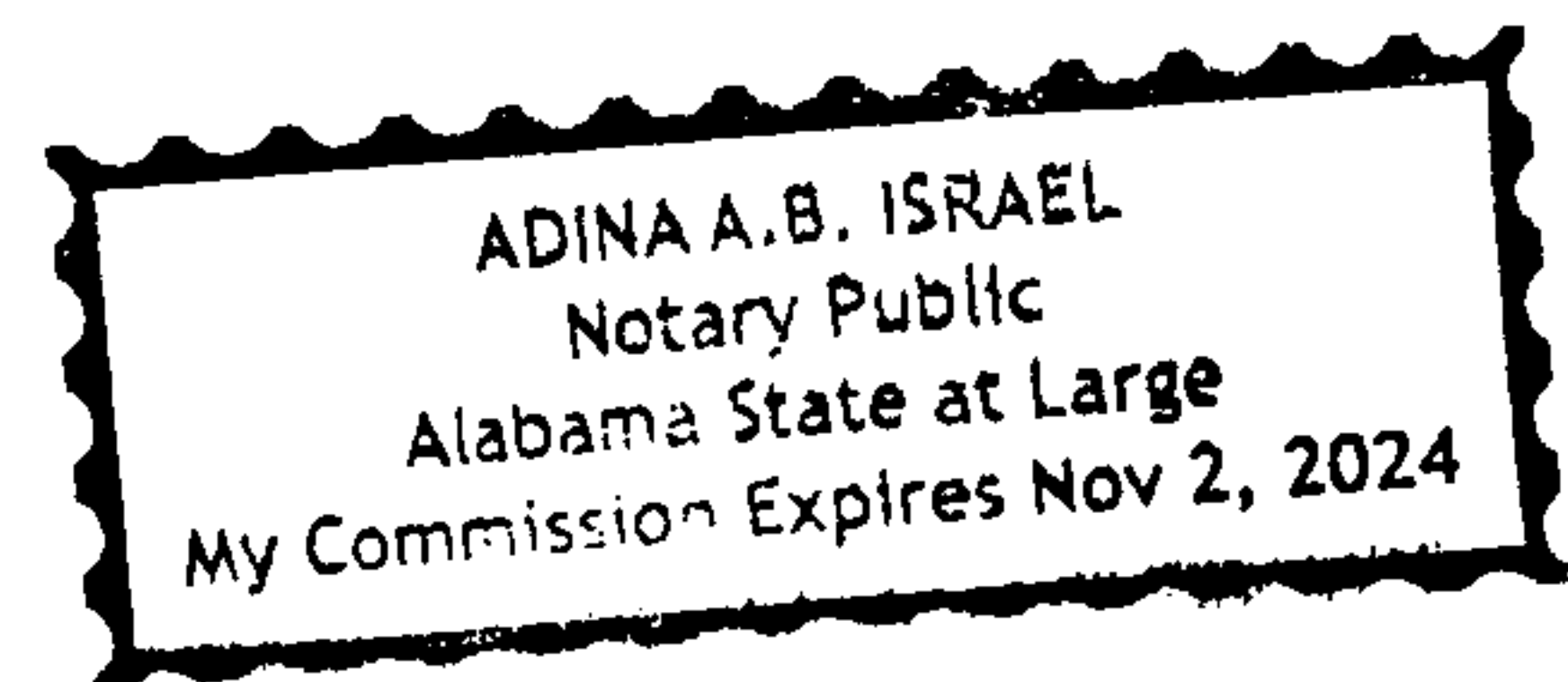

JAIME DEARMAN

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, Adina AB Israel, a Notary Public, hereby certify that **JAIME DEARMAN**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged 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 this 18th day of October, 2022.




Notary Public



Prepared By:
THOMAS H. CLAUNCH III, ESQ., ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

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Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name KIP L. DEARMAN
 Mailing Address 106 East Street North
Talladega, AL 35160

Grantee's Name JAIME DEARMAN
 Mailing Address 50 Hawthorn Street
Birmingham, AL 35242

Property Address 50 Hawthorn Street
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 218,950.00 (1/2 Assessed Market Value)

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 10-18-2022

Print JAIME DEARMAN

☒ Unattested

[Signature]
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/25/2022 08:37:30 AM
 \$251.00 BRITTANI
 20221025000399930

Ann S. Bayl

Form RT-1