

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)20230901000266190 1/2 \$235.00
Shelby Cnty Judge of Probate, AL
09/01/2023 01:52:15 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of Ten Dollars and 00/100 (\$ 10.00) the receipt of sufficiency of which is hereby acknowledged and other good and valuable consideration in hand paid to **Darwin L. Hudson**, hereinafter known as GRANTOR, do hereby grant, convey and quitclaim unto **Phatima M. Hudson**, hereinafter known as the GRANTEE, all of my rights, title and interest in and to the following described real property being situated in Shelby County, Alabama, to wit: (conveyance of said property is so stated in the divorce decree of the parties)

ADDRESS:

319 Rock Terrace Drive, Helena, AL 35080

DESCRIPTION:

Lot 39, Creekview Sector 1, according to the map or plat thereof, recorded in Plat Book 50, Page(s) 100, in the Office of Probate of Shelby County, Alabama

Mineral and mining rights excepted. Subject to: current taxes, conditions, covenants, easements and restrictions of record.

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE AND LEGAL DESCRIPTION.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns forever. In witness whereof, I have hereunto set my hand and seal this the 28 day of August, 2023.

WITNESS

DARWIN L. HUDSON, GRANTOR

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, Ezra Jordan III, the undersigned Notary Public in and for said County in said State, personally appeared and hereby certify that Darwin L. Hudson, whose name is signed to the foregoing conveyance, 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 day the same bears date.

Given under my hand and official seal of office on this the 28 day of August, 2023.

Notary Public

My commission expires:

This Instrument Prepared By:
Mede & Mede, Attorneys At Law
2001 Park Place North
Suite 255
Birmingham, AL 35203

Shelby County, AL 09/01/2023
State of Alabama
Deed Tax: \$210.00

Grantor's Name Darwin L Hudson
Mailing Address 319 Rock Terrace Dr
Helena, AL 35080

Grantee's Name Phatima M. Hudson
Mailing Address 319 Rock Terrace Dr
Helena, AL 35080

Property Address 319 Rock Terrace Dr
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ 210,000 ^{2 PM}

or
Assessor's Market Value \$ 420,000
1/2 = 210,000
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
☐ Sales Contract
☐ Closing Statement

☒ Appraisal
☒ Other Tax Assessor Value 1/2 of
Value

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 9/1/2023

Unattested

(verified by)

Print Lorita B. Walker-Med

Sign

Lorita B. Walker-Med

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

