

This document prepared by:  
Amy R. Milling  
310 Canyon Park Drive  
Pelham, AL 35124

(Description furnished by Grantor. No  
survey examined and no title examination  
made by this attorney)  
Source of Title: 2018113000041950,  
recorded 11/30/2018, Judge of Probate,  
Shelby County, Alabama.

***QUIT CLAIM DEED***

STATE OF ALABAMA     )  
SHELBY COUNTY         )



20241021000329250 1/3 \$267.50  
Shelby Cnty Judge of Probate, AL  
10/21/2024 12:07:25 PM FILED/CERT

**KNOW ALL MEN BY THERE PRESENTS**, that, For and in consideration of the sum of  
Ten (\$10.00) Dollars, cash in hand paid, love and affection, and other good and valuable  
consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Christine Rowell  
Robinson**, an unmarried woman, hereinafter referred to as GRANTOR, do hereby grant, bargain,  
sell, convey unto, **Timothy Robinson**, a married man, and **Christie Dickson**, a married woman,  
hereinafter referred to as GRANTEES, and reserving unto, the GRANTOR, **Christine Rowell  
Robinson**, a life estate in the following described property situated in Shelby County, Alabama, to-  
wit:

Lot 51, according to the Survey of Stoney Meadows Subdivison, Phase 1, as  
recorded in Map Book 36, page 107, in the Office of the Judge of Probate of  
Shelby County, Alabama.

Subject to current taxes, all matters of public record, including but not limited to  
easements, restrictions of record, and other matters which may be viewed by  
observation.

Subject to a Mortgage of \$163,000 with Wells Fargo.

**TO HAVE AND TO HOLD** unto the said Grantees, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees,  
their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free  
from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the

Shelby County, AL 10/21/2024  
State of Alabama  
Deed Tax: \$238.50





20241021000329250 2/3 \$267.50  
Shelby Cnty Judge of Probate, AL  
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same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seals on this the 21<sup>st</sup> day of October, 2024.

  
\_\_\_\_\_(L.S.)  
Christine Rowell Robinson

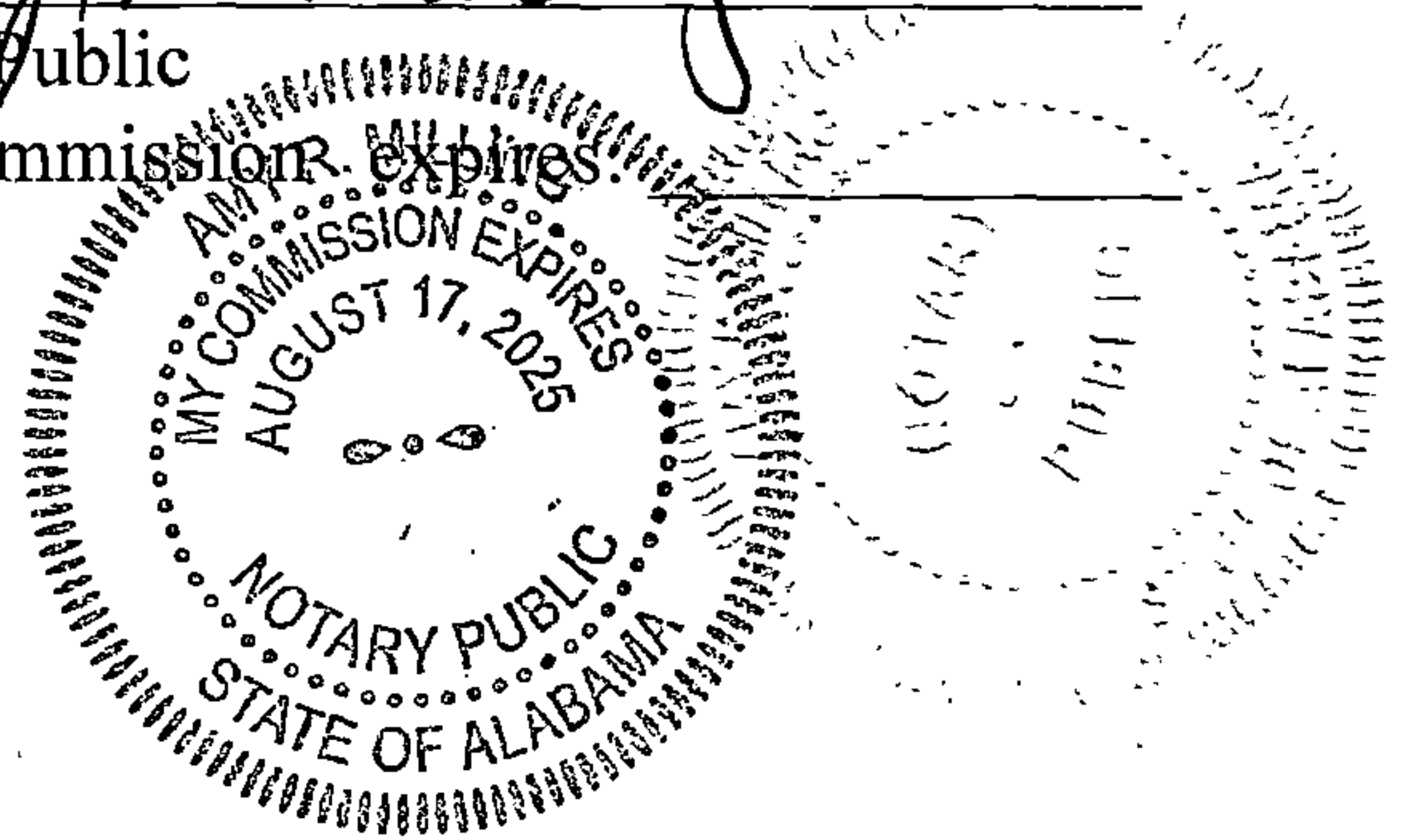
STATE OF ALABAMA     )  
SHELBY COUNTY )

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Christine Rowell Robinson**, an unmarried woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of October, 2024.

  
\_\_\_\_\_  
Notary Public  
My commission expires \_\_\_\_\_

Send tax notices to:  
Ms. Christine Robinson  
320 Stoney Trl  
Alabaster, AL 35007





## Real Estate Sales Validation Form

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

Grantor's Name Christine Robinson  
Mailing Address 320 Stoney Trl  
Alabaster, AL 35007

Grantee's Name Timothy Robinson  
Mailing Address Christie Dickson  
320 Stoney Trl  
Alabaster, AL 35007

Property Address 320 Stoney Trl  
Alabaster, AL 35007

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 238,400



20241021000329250 3/3 \$267.50  
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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 Tax Assessor

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 10/21/24

Print Christine Robinson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1