

State of Alabama

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORDER'S OFFICE:

This instrument was prepared by:

Name: _____

Address: _____

After recording, mail document
and tax statements to:

Name: _____

Address: _____

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this _____ (the "Effective Date") between the following Grantor(s) (the "Grantor"): _____

(Check one) an individual a married individual a married couple a corporation
 a limited liability company a partnership a trust individuals whose mailing address(es)
is/are _____

And the following Grantee(s) (the "Grantee"): _____

(Check one) an individual a married individual a married couple a corporation
 a limited liability company a partnership a trust individuals whose mailing address(es)
is/are _____



WITNESSETH, that the Grantor, for and in consideration of the sum of \$ _____ (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in (an unincorporated area in) _____ County, _____ [State], and more particularly described as follows: _____
_____. [Legal description of Property]

The Property will be held as: (Check one)

- Sole ownership
- Tenancy in common
- Joint tenancy
- Tenancy by the entirety

SUBJECT to the following: _____ [Exceptions].

Homestead (Check one)

- The Property is the homestead of the Grantor.
- The Property is NOT the homestead of the Grantor.
- Not applicable

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, forever.

Transfer Tax (Check one)

- Grantor declares that the documentary transfer tax is \$ _____, computed on the full consideration or value of property conveyed.
- Grantor declares that the transfer is EXEMPT from any documentary transfer taxes.

EXECUTED this _____ day of _____, 20_____.

Grantor Signature

Grantor Name

Grantor Signature Check here if spouse

Grantor Name Check here if spouse

Grantee Signature

Grantee Name



Grantee Signature Check here if spouse

Grantee Name Check here if spouse

Witness 1 Signature

Witness 1 Name (Print)

Witness 2 Signature

Witness 2 Name (Print)



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name _____
Mailing Address _____

Grantee's Name _____
Mailing Address _____

Property Address _____

Date of Sale _____

Total Purchase Price \$ _____ or Actual Value \$ _____ or Assessor's 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
- Sales Contract
- Closing Statement
- Appraisal
- Other _____

Date _____

Print _____

_____ Unattested _____
(verified by)

Sign _____



RELEASE OF DOWER

(If spouse is not a Grantor)

In consideration of the sum paid above and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, I, _____, of _____, _____, _____, spouse of _____, do hereby waive and release all homestead, dower, curtesy, community property and any other rights, title or interest in the above Property.

Spouse's Signature



ACKNOWLEDGEMENT OF NOTARY PUBLIC

STATE OF ALABAMA.

COUNTY OF _____.

On this day, personally appeared before me, _____, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this _____ day of _____, 20_____.

Notary's Public Signature

(Date)
My Commission Expires

