State of Alabama
Unified Judicial System

Form C-95A
Rev. 10/2026

Petition To Quiet Title Based on Alleged Fraudulent Title Conveyance

Expedited Procedure Under § 6-6-540(b), Ala. Code 1975

In the Circuit Court of _____ **County, Alabama** **Case Number** _____

Petitioner Information.

Full Legal Name of Petitioner(s): _____

_____

Attorney(s) for Petitioner_____

Mailing Address of Petitioner(s) or Attorney(s) for Petitioner(s):_____

_____

Email Address(es) of Petitioner or Attorney(s) for Petitioner(s): _____

_____

Cellular Telephone:_____ Home Telephone:_____

Respondent Information.

Full Legal Name of Respondent(s):_____

_____

Mailing Address of Respondent(s):_____

_____

Telephone:_____

Petitioner is filing this action (check one):

- ☐ In Petitioner's own individual right
- ☐ As personal representative of the estate of _____
- ☐ As guardian for _____

Statement of Fraudulent Conveyance

Date Petitioner acquired legal title to the property: _____

How title was acquired (e.g., deed, inheritance, etc.) and where recorded (Book/Page or Instrument No.):

_____

_____

_____

Describe the instrument Petitioner alleges is a fraudulent conveyance:

_____

_____

_____

Type of instrument (deed, mortgage, lien, other): _____

Name(s) of grantor/signer as shown on the instrument:

_____

_____

Date recorded: _____ Recording Book/Page or Instrument No.: _____

Recording county and probate office: _____

Basis for alleging fraud (check all that apply):

- ☐ The person who signed as seller/grantor was not the true owner of the property.
- ☐ Petitioner never signed, authorized, or received consideration for the conveyance.
- ☐ The signature on the instrument was forged.
- ☐ The notarization on the instrument was false or improperly obtained.
- ☐ Other (describe below).

Detailed explanation of the fraudulent conveyance (attach additional pages if needed):

_____

_____

_____

_____

_____

Property Subject to this Petition

List every parcel affected by this Petition. Attach additional sheets if more space is needed. A single petition may cover more than one parcel. See § 6-6-540(b)(3).

Legal Description of Parcel(s)	Tax Parcel / Parcel ID Number(s)	Street Address(es)(if available)

Relief Requested

Petitioner respectfully requests that the Court (check all that apply):

- ☐ Expedite and set this matter for a preliminary hearing no later than 30 days from service of this Petition, as required by § 6-6-540(b)(2)a, Ala. Code 1975.
- ☐ Find that an attempt was made to fraudulently convey the property or properties described above from Petitioner, who held legal title before the conveyance.
- ☐ Quiet title in Petitioner and restore to Petitioner the same title and rights held before the attempted fraudulent conveyance, pursuant to § 6-6-540(b)(2)b, Ala. Code 1975.
- ☐ Award Petitioner costs and reasonable attorney's fees incurred in bringing this action, if the Court finds the instrument was fraudulently created, pursuant to § 6-6-545 and § 6-6-571, Ala. Code 1975.

Signature(s)

_____ _____

_____ _____

_____ _____

Signature(s) of Petitioner(s) or Attorney(s) for Petitioner(s) Date

Notice to Respondent.

The Petition set out above is important, and you must take immediate action to protect your rights. This matter may be set for a preliminary hearing before the court within 30 days from the date you were served with a copy of this Petition.

INSTRUCTIONS FOR COMPLETING THIS PETITION

These instructions accompany the simplified petition form described in § 6-6-540(b)(4) , Ala. Code 1975, as added by the Alabama Property Protection Act of 2026 (Act 2026-536). They are intended to help a property owner file a complaint to quiet title based on an allegation of fraudulent title conveyance.

Where to File

File this Petition with the Clerk of the Circuit Court in the judicial circuit where the real property is located. Section 6-6-540(b)(1) and (3), Ala. Code 1975.

What This Form Is For

This form is used only when you allege that someone fraudulently conveyed (transferred), or attempted to fraudulently convey, real property that you legally own.

Identifying the Property

You must identify each parcel affected by its legal description, tax parcel (parcel ID) number, and street address, if available. Section 6-6-540(b)(3) , Ala. Code 1975. You may attach a copy of the legal description from a prior deed rather than retyping it, so long as it is clearly labeled and referenced in the parcel table.

Multiple Parcels

If the same fraudulent instrument affects more than one parcel, you may include all affected parcels in a single Petition rather than filing separately for each one. Section 6-6-540(b)(3), Ala. Code 1975.

Expedited Hearing

Once you file and serve this Petition, the court is required to set a preliminary hearing no later than 30 days after service of the complaint on the respondent. Section 6-6-540(b)(2)a, Ala. Code 1975. Be prepared to appear promptly and bring your supporting documents to that hearing.

What the Court Must Do if Fraud Is Found

If the court determines that an attempt was made to fraudulently convey the property from a plaintiff who held legal title before the conveyance, the court must quiet title in, and award, the plaintiff the same title and rights held before the attempted conveyance. Section 6-6-540(b)(2)b, Ala. Code 1975.

Costs and Attorney's Fees

If the court finds that the defendant fraudulently created or caused to be created the instrument sought to be cancelled, you may recover all costs, including reasonable attorney's fees, incurred in bringing the action to cancel the instrument. Sections 6-6-545(b), 6-6-571(b), Ala. Code 1975.

Related Administrative Remedy

You may also, separately or in addition to a court filing, submit a written complaint alleging title conveyance fraud to the Alabama Securities Commission, which has independent authority to investigate, issue administrative orders voiding fraudulent conveyances, and order compensation from the Alabama Title Fraud Recovery Fund. Sections 35-21-1 through 35-21-12; § 8-6-61, Ala. Code 1975. An administrative order of the Commission is separately subject to a de novo appeal or enforcement in circuit court.