

Prepared by:
Robert D. Cornelius, Esq.
Cornelius & Talley, PC
1512 Alex Drive
Birmingham, Alabama 35210

Send Tax Notice:
James Owens, Jr.
28 Houston Dr.
Odenville, Alabama 35124

NO TITLE SEARCH HAS BEEN PERFORMED

QUICK CLAIM DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of fifty four thousand nine hundred forty dollars(\$54,940.00)and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I Brenda Denise Burrell, a married woman (herein referred to as grantor), grant, bargain, sell, and convey unto James William Owens, Jr., a married man, the following described real estate situated in Shelby County, Alabama, to wit:

LEGAL DISCRIPTION:

The Northeast rectangular half of Lot 29 of Deer Springs Estates-
Third Addition, as recorded in Map Book 6, Page 5 in the office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows:
Begin at the most Easterly corner of said Lot 29 of Deer Springs Estates-
Third Addition, said point also being located on the Northwest Right of Way Line of Houston Drive; thence in a Southwesterly direction, along said Northwest Right of Way Line of Houston Drive, and the Southeast line of said Lot 29, a distance of 50.0 feet; thence 90 degrees right, in a Northwesterly direction, a distance of 175.0 feet to a point on the Northwest line of said Lot 29; thence 90 degrees right, in a Northeasterly direction along said Northwest line, a distance of 50.0 feet to the most Northerly corner of said Lot 29; thence 90 degrees right, in a Southeasterly direction along the Northeast line of said Lot 29, a distance of 175.0 feet to the Point of Beginning.

More commonly known as: 28 Houston Dr. Pelham, Alabama 35124

Parcel # : 14-4-17-4-001-003.000

This deed prepared without the benefit of a title search with legal description provided by the grantor. The intent is to renounce my inheritance and convey the property to my stepbrother, James William Owens, Jr.

TO HAVE AND TO HOLD, to hold the Grantee forever.

IN WITNESS WHEREOF, Brenda Denise Burrell, has caused this conveyance to be executed on this the 30 day of May, 2018.

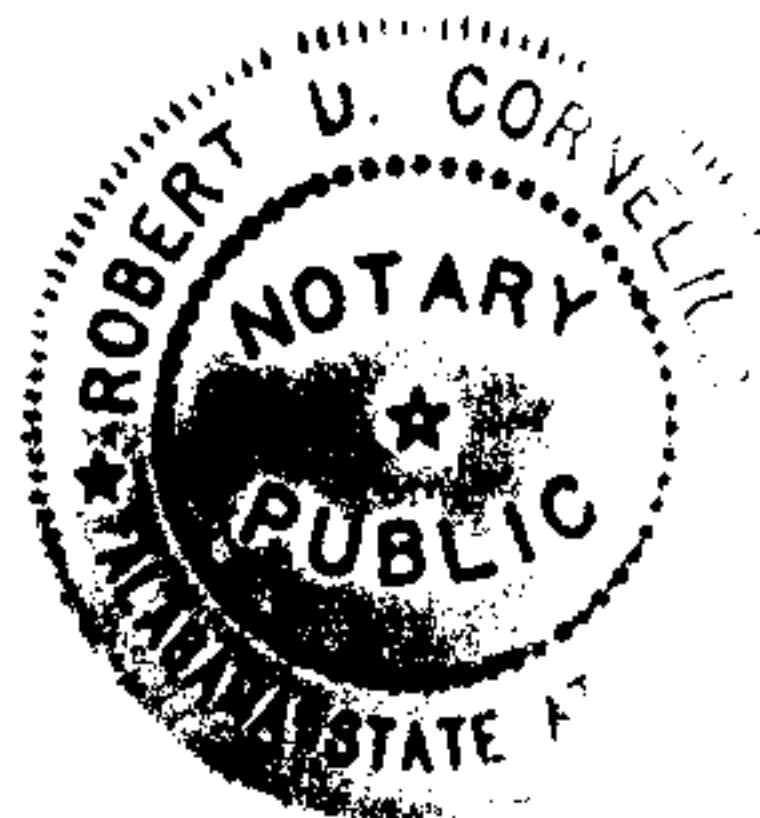
Brenda Denise Burrell
Brenda Denise Burrell

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brenda Denise Burrell**, whose name is signed to the foregoing Quick Claim Deed, and who are known to me, acknowledge 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 30 day of May 2018.

Robert U. Corveille
Notary Public



20180621000221170 2/3 \$76.00
Shelby Cnty Judge of Probate, AL
06/21/2018 02:08:29 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Brenda Denise Owens
Mailing Address 142 Westover Rd.
Harpersville, AL. 35075

Grantee's Name James Owens Jr.
Mailing Address 28 Houston Dr.
Odenville, AL. 35124

Property Address 28 Houston Dr.
Odenville, AL. 35124

Date of Sale May 30, 2018
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 54,940.00

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 5-30-18

Print [Signature]

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20180621000221170 3/3 \$76.00
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