



20221220000455820 1/2 \$579.00
Shelby Cnty Judge of Probate, AL
12/20/2022 11:39:17 AM FILED/CERT

This Instrument Prepared By:
Marcus A. Jones, III, Esq.
Marcus A. Jones, III, PC
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Birmingham, Alabama 35203
(205) 252-1146

Send Tax Notice

Charles T. Majors
1252 Hwy. 336
Chelsea, Alabama 35043

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **TEN DOLLARS and no/100 CENTS (\$10.00)** and any and all other good and valuable consideration in hand paid to the undersigned, **MARSHA MARY MAJORS**, an unmarried woman, (hereinafter called GRANTOR), the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells, and conveys to **CHARLES TODD MAJORS**, an unmarried man, (hereinafter called GRANTEE), all her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Map and Survey of Chelsea Reserve, as recorded in Map Book 47, Page 87, 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. Mining and mineral rights excepted.

This conveyance is made in accordance with that certain Final Judgment of Divorce granted herein on the 16th day of December, 2022, Case Number DR 2022-900529.

TO HAVE AND TO HOLD unto the said GRANTEE, forever.

Given under my hand and seal this 16 day of December, 2022.

EXECUTED and DELIVERED in the presence of:

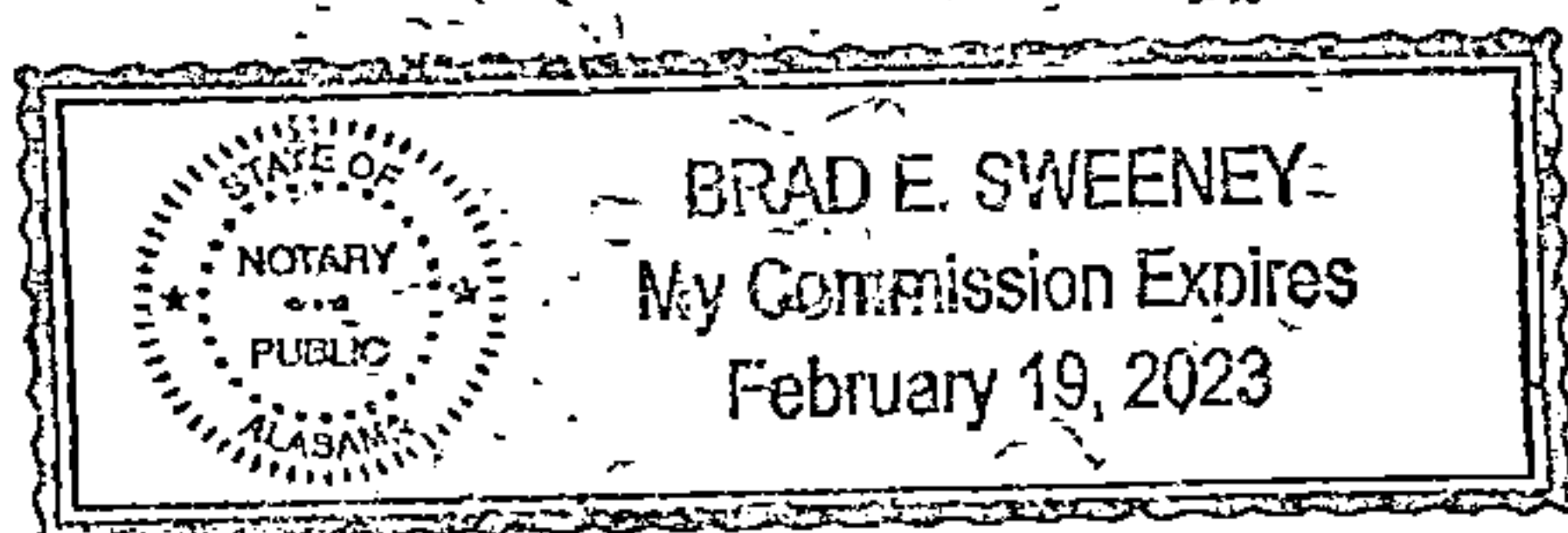
Marsha Mary Majors (Seal)
MARSHA MARY MAJORS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, hereby certify that MARSHA MARY MAJORS, whose name is signed to the foregoing conveyance, has executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16th day of DECEMBER, 2022.

Brad E. Sweeney
Notary Public
My Commission Expires: 02/19/2023



Shelby County, AL 12/20/2022
State of Alabama
Deed Tax: \$554.00

Real Estate Sales Validation Form

20221220000455820 2/2 \$579.00
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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name MARGHA MAJORS
Mailing Address 1252 HWY 336
CHELSEA, AL 35043

Grantee's Name CHARLES MAJORS
Mailing Address 1252 HWY 336
CHELSEA, AL 35043

Property Address 1252 HWY 336
CHELSEA, AL 35043

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 553,660

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

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 12/20/22

Print CHARLES TODD MAJORS

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one