

Prepared By:

Patricia Vansant

104 Highway 315
Columbiana AL 35051

After Recording Return To:

P. O. Box 1346

Columbiana, Alabama 35051



20230331000090020 1/3 \$54.50
Shelby Cnty Judge of Probate, AL
03/31/2023 10:54:52 AM FILED/CERT

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 31, 2023 THE GRANTOR(S),

- Michael S. Bozeman, a single person

for and in consideration of: \$100.00 and/or other good and valuable consideration conveys,
releases and quitclaims to the GRANTEE(S):

- Patricia Vansant, a single person, residing at 104 Highway 315, Columbiana, Alabama
County, Shelby 35051

the following described real estate, situated in Columbiana, in the County of Alabama, State of
Alabama

Legal Description:

COM NE COR NE1/4 NW1/4 W235 (S) S175 W175 (S) N315 (S) E175 (S) TO POB

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in
and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs
and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns
shall have, claim or demand any right or title to the property, premises, or appurtenances, or any
part thereof.

Shelby County, AL 03/31/2023
State of Alabama
Deed Tax: \$26.50

Grantor Signatures:

DATED: 3-31-23

Michael S. Bozeman

Michael S. Bozeman

Columbiana Villas, F1, Highway 25

Columbiana, Alabama, 35051



20230331000090020 2/3 \$54.50

Shelby Cnty Judge of Probate, AL

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STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 31 day of March, 2023, before me,

Michael S. Bozeman, personally appeared Michael S. Bozeman, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.



Inella Torrance
Notary Public

Notary Public
Title (and Rank)

My commission expires 10-18-2026

Real Estate Sales Validation Form

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

Grantor's Name Michael Bozeman
Mailing Address ap F 1
Trinity 25 R4 Park
Columbus 1

Grantee's Name Patricia Vontu
Mailing Address P.B. 1363
Columbus 1 3051

Property Address 206 Huhlen Rd
Columbus 910 3541

Date of Sale 3/31/2023
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 26,380

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



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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 3/31/2023

Print Benny Davis

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1