

20230428000125640 1/3 \$351.50  
Shelby Cnty Judge of Probate, AL  
04/28/2023 02:41:36 PM FILED/CERT

**STATE OF ALABAMA**

**QUITCLAIM DEED**

**COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid to **L. CRAIG GARNER, also known as Lowell Craig Garner, a married man**, hereinafter called the Grantor, the receipt whereof is hereby acknowledged, the Grantor, aforesaid, pursuant to the divorce decree entered by the Circuit Court of Shelby County, Alabama on March 11, 2012, Case number 59-DR-2012-900278, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **PENNY A. GARNER**, an unmarried woman, hereinafter called the Grantee, all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**\*\*\*\*\*DESCRIPTION PROVIDED BY GRANTEE\*\*\*\*\*  
\*\*\*\*TITLE NOT EXAMINED\*\*\*\***

Lot 61, according to the survey of Little Ridge Estates, as recorded in Map Book 9, Page 174 A & B, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes, existing covenants and restrictions, easements, building lines, and limitations of record.

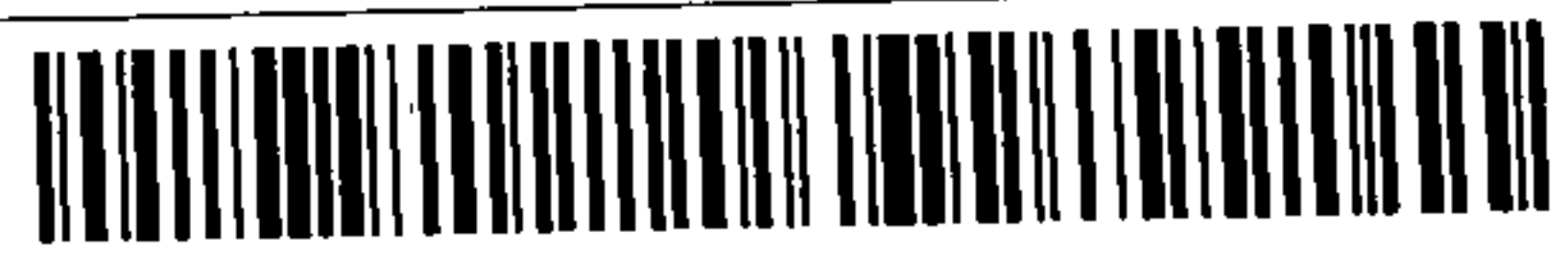
\*Description provided by Grantor from that certain deed recorded on May 29, 1996, Instrument number 1996-13714, Office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns, forever.

Given under my hand and seal this the 28 day of April, 2023.

Lowell Craig Garner POA  
**L. CRAIG GARNER a/k/a Lowell Craig Garner**  
By: **Melissa Lynn Garner, Agent per Power of Attorney** Melissa Lynn Garner

Shelby County, AL 04/28/2023  
State of Alabama  
Deed Tax: \$323.50



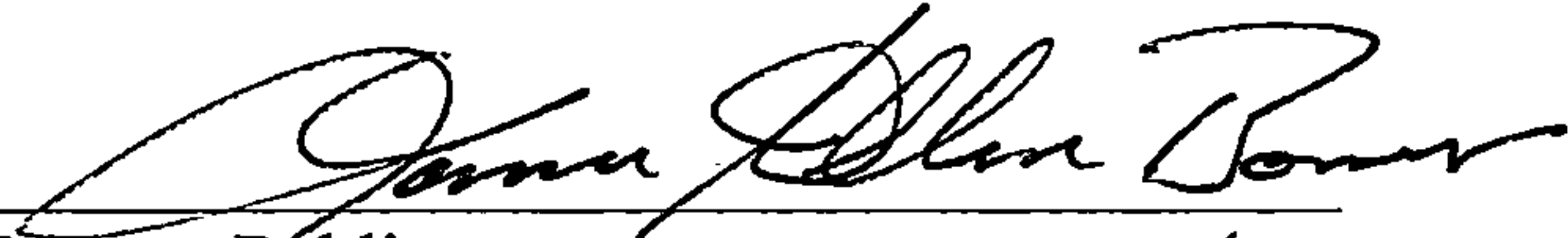
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**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Melissa Lynn Garner, agent per Power of Attorney for L. Craig Garner a/k/a Lowell Craig Garner, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of the said conveyance, she executed the same voluntarily on the day the same bears date.

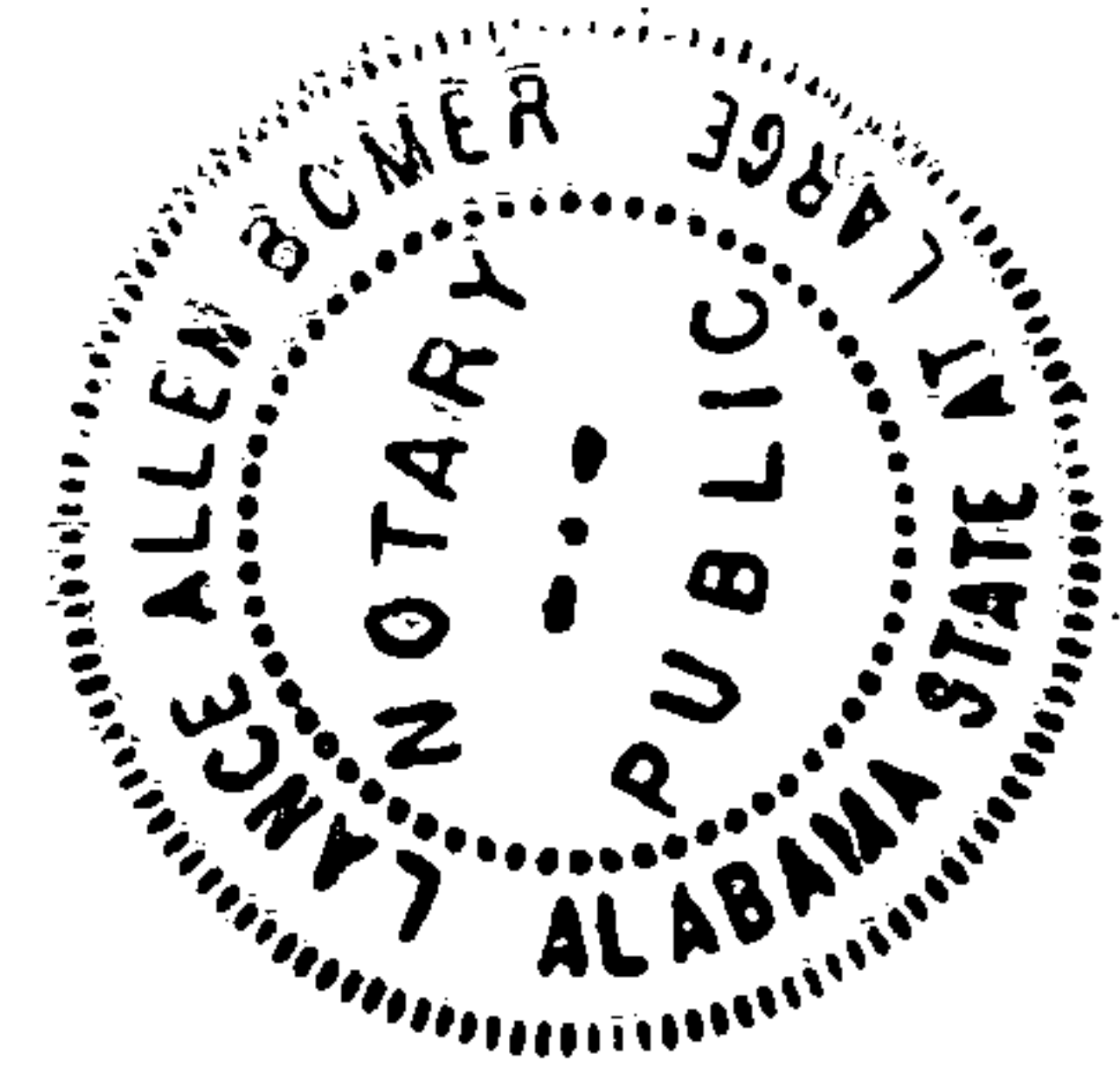
Given under my hand and seal hereto affixed by me on this the 28<sup>th</sup> day of April, 20 23.

  
Notary Public  
My Commission Expires: 11/2/2025

**SEND TAX NOTICE TO:**

Penny A. Garner  
4004 Cross Circle  
Birmingham AL 35242

Grantor's Address:  
1037 Dunsmore Drive  
Chelsea, AL 35043



THIS INSTRUMENT PREPARED BY:  
GINA H. MCDONALD & ASSOCIATES, LLC  
2057 VALLEYDALE ROAD, SUITE 202  
BIRMINGHAM, ALABAMA 35244  
(205) 982-3325



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### Real Estate Sales Validation Form

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

Grantor's Name	<u>Lowell Craig Garner</u>	Grantee's Name	<u>Penny A. Garner</u>
Mailing Address	<u>1037 Donmore Dr. Chelsea, AL 35043</u>	Mailing Address	<u>4004 Crossgrave Circle Birmingham, AL 35242</u>
Property Address	<u>4004 Crossgrave Circle Birmingham, AL 35242</u>	Date of Sale	_____
		Total Purchase Price	\$ _____
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ <u>323,100</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 4/28/23

Print Lowell Craig Garner POA Melinda Lynn Garner

Unattested

(verified by)

Sign Lowell Craig Garner POA Melinda Lynn Garner  
 (Grantor/Grantee/Owner/Agent) circle one