



20240208000032660 1/3 \$365.00
Shelby Cnty Judge of Probate, AL
02/08/2024 03:55:58 PM FILED/CERT

This instrument was prepared by:
John E. Medaris, Esq
230 Bearden Road
Pelham, Alabama 35124
(205) 663-1584

****TITLE NOT EXAMINED****

QUITCLAIM DEED

STATE OF ALABAMA)

SHELBY COUNTY)

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 the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **MARK ANDREW MESSENGER** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, **ASHLEY MESSENGER (a.k.a. ASHLEY NICOLE LOVELL)** (hereinafter called Grantee), all of his right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

Lot 125, according to the Survey of Greystone - 1st Sector, Phase 1, as recorded in Map Book 14, Page 91 A and B, in the Probate Office of Shelby County, Alabama.

Together with the non-exclusive easement to use the private roadways, Common Areas and Hugh Daniel Drive, all as more particularly described in the Greystone Residential Declaration of Covenants, Conditions and Restriction dated November 6, 1990, and recorded in Real 317, Page 260 in the Probate Office of Shelby County, and all amendments there to.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 14th day of December 2023.

MARK ANDREW MESSENGER

Shelby County, AL 02/08/2024
State of Alabama
Deed Tax: \$337.00

STATE OF ALABAMA)

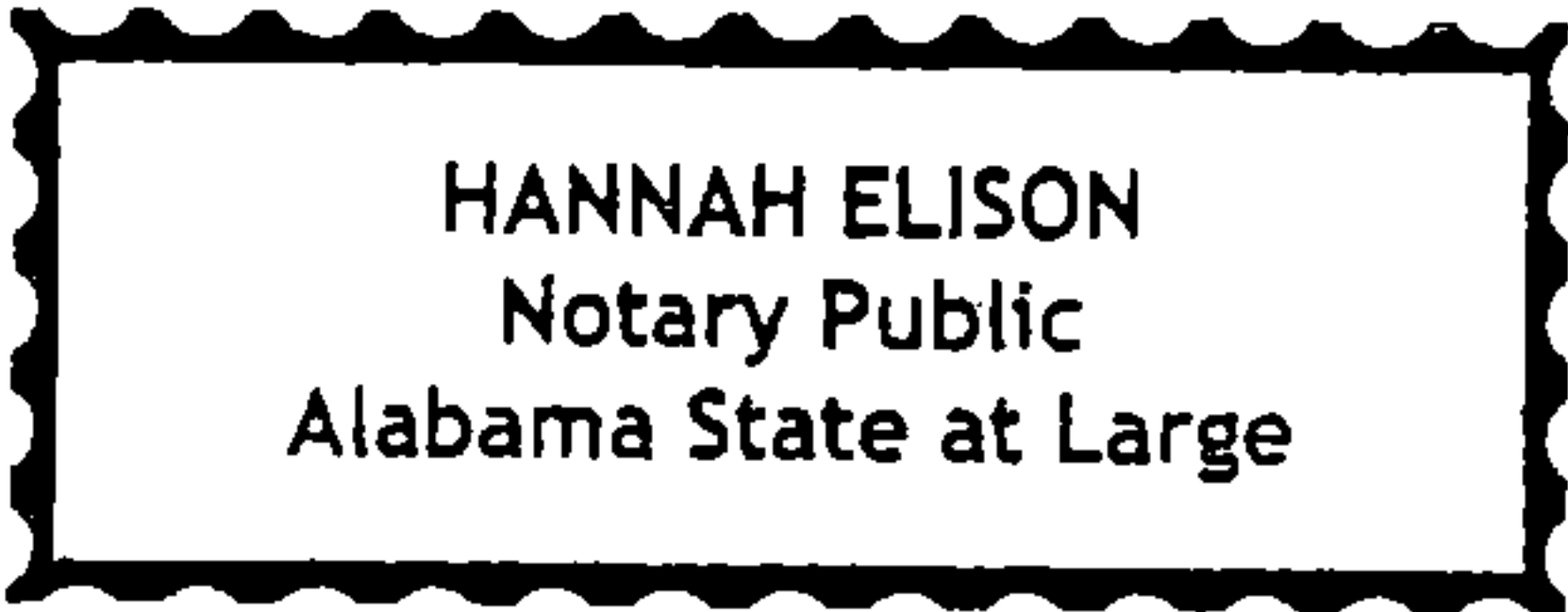
JEFFERSON COUNTY)



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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARK ANDREW MESSENGER** 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 conveyance he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 14th day of December, 2023.



Hah An
Notary Public
Commission Expires: 9/23/2024

Real Estate Sales Validation Form

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

Grantor's Name Mark Messenger
Mailing Address 3504 Shandwick Pl
Birmingham AL 35242

Grantee's Name Ashley Lovell
Mailing Address 3504 Shandwick Pl
Birmingham AL 35242

Property Address 3504 Shandwick Pl
Birmingham AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 673,100

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 1/2 \$ 336,550
☐ 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

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 1/8/24

Print

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

