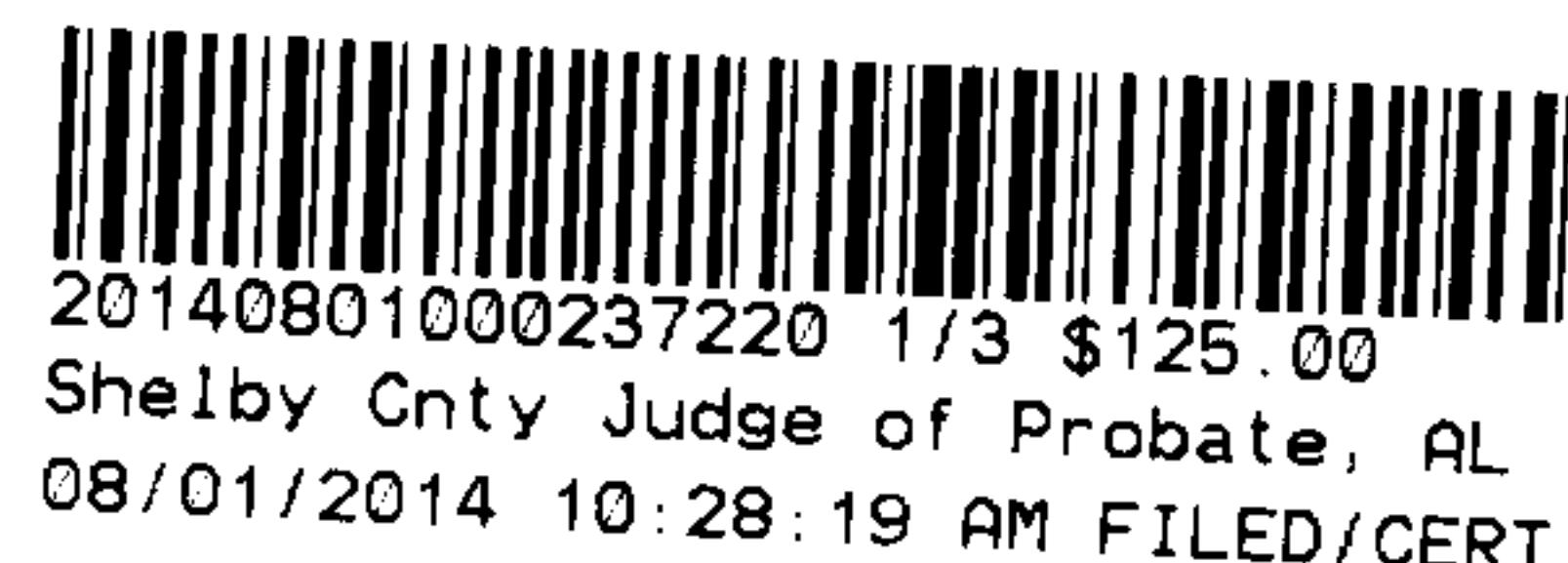


This instrument was prepared by:
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

Send tax notice to:
Same address as new owner

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I, OWEN D. O'HARE SR. (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto OWEN D. O'HARE SR. and LARISSA GALUKH, Husband and Wife, as Joint Tenants with Full Rights of Survivorship (herein referred to as grantee, whether one or more) the following-described real estate:

Lot 141, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase I, as recorded in Map Book 20, Page 105, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Owen D. O'Hare Sr., by Warranty Deed from Kenneth Keith Peinhardt and Alisa Faith Hand Peinhardt, dated 6/20/2013, recorded 7/3/2013, of record in Instrument No. 20130703000272960, in the Office of the Probate Judge for Shelby County, Alabama.

The address of the herein described property is believed to be 4160 Guilford Road, Birmingham, AL 35242, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD to the said grantee, their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of July, 2014.

OWEN D. O'HARE, SR.

By: Owen D. O'Hare Sr. By:
Charlotte Ann O'Hare Attorney-in-Fact
CHARLOTTE ANN O'HARE,
Attorney-in-Fact

Grantor Address:
4160 Guilford Road
Birmingham, AL 35242

Grantee Address:
4160 Guilford Road
Birmingham, AL 35242

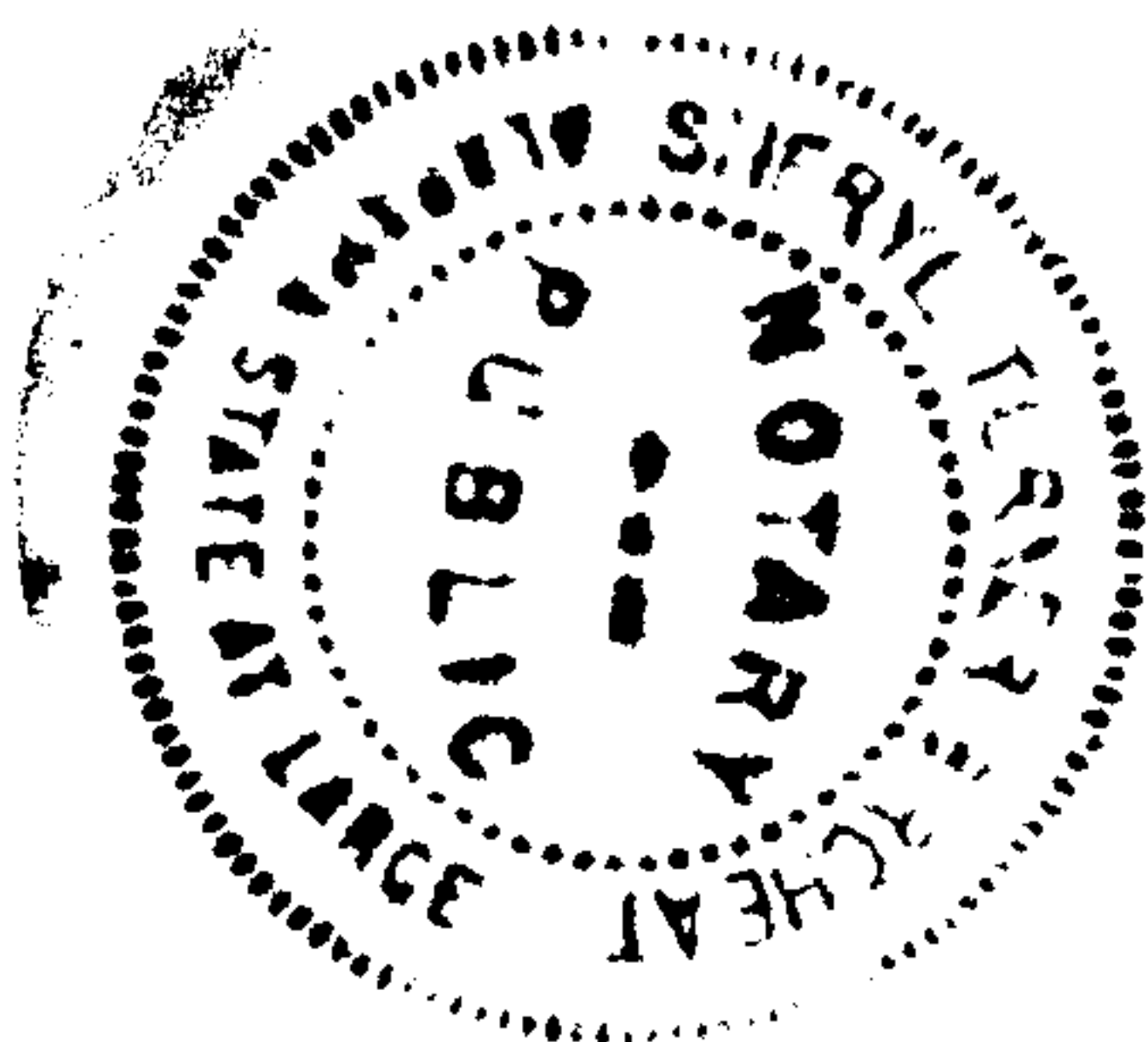
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that CHARLOTTE ANN O'HARE, as Attorney-in-Fact for OWEN D. O'HARE SR., 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of July, 2014.

Sheryl Turner Birchett
Print Name:
Sheryl Turner Birchett
Commission Expires: 08-14-2014




20140801000237220 2/3 \$125.00
Shelby Cnty Judge of Probate, AL
08/01/2014 10:28:19 AM 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
Mailing Address

Owen D. O'Hare Sr.
4100 Guilford Rd
Birmingham, AL 35242

Grantee's Name
Mailing Address

Owen D. O'Hare Sr. &
Carissa Galukh
4100 Guilford Rd
Birmingham, AL 35242

Property Address

Date of Sale July 15, 2014

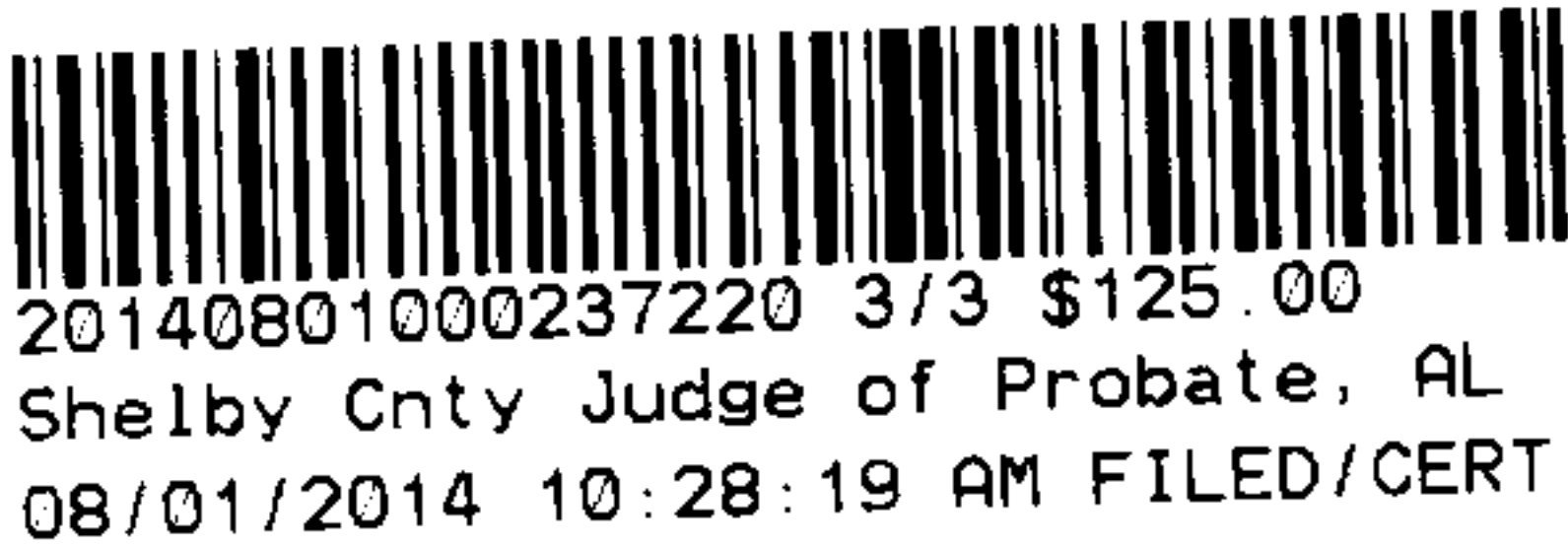
Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 210,000



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

Assessor's Office

1/2 = 105,000

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 7/23/14

Print

Shane Johnson

Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1