

This Instrument Prepared By:
Brian J. Ritchey
4951 Meadow Brook Rd
Birmingham, AL 35242

Send Tax Notice to:
Sara Walker Koziol
5291 Riverbend Trail
Hoover, AL 35244

QUITCLAIM DEED

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN. THE PREPARER OF THIS INSTRUMENT HAS NOT RECEIVED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

=====

STATE OF ALABAMA	)	
	)	KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY	)	

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations to the undersigned Grantor, **MEGAN KOZIOL**, an unmarried woman, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quit claims, grants, sells, and conveys to **SARA WALKER KOZIOL**, a widowed woman, real estate, situated in Shelby County, Alabama, to-wit:

Lot 2 of Riverbend Trail Estates, as recorded in Map Book 13, page 68, in the Office of the Judge of Probate of Shelby County, Alabama, as being situated in a part of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 19 South, Range 2 West, being more particularly described as follows:

Begin at the Southeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 17; thence North 00 degrees 19 minutes 28 seconds West along the East line of said 1/4-1/4 section a distance of 73.00 feet; thence run North 25 degrees 25 minutes 37 seconds West for a distance of 513.86 feet; thence run North 46 degrees 16 minutes 57 seconds West a distance of 211.45 feet; thence run North 01 degrees 34 minutes 44 seconds West a distance of 156.69 feet to the point on a curve to the right and having a radius of 50.00 feet and a central angle of 27 degrees 02 minutes 35 seconds and an arc length of 23.60 feet; thence run South 80 degrees 02 minutes 55 seconds West along the chord of said curve a distance of 23.38 feet; thence leaving said curve run South 33 degrees 34 minutes 12 seconds West a distance of 305.02 feet; thence run South 44 degrees 24 minutes 50 seconds East a distance of 814.31 feet to the point of beginning.

Also and together with a non-exclusive ingress and egress:

Commence at the Southwest corner of Lot 116 of Sandpiper Trail Subdivision Section II, as recorded in Map Book 12, page 45, in the Probate Office of Shelby County, Alabama; run thence North 43 degrees 29 minutes 48 seconds West a distance of 25.45 feet to the centerline of a 50.00 foot right of way, said right of way being Riverbend Trail, said point being the point of beginning, said point being on a curve to the right and having a central angle of 9 degrees 08 minutes 20 seconds and a radius of 379.50 feet; thence run Southwesterly along said curve an arc distance of 60.53 feet to the radius of a 50.00 foot cul de sac; said point being the point of ending.

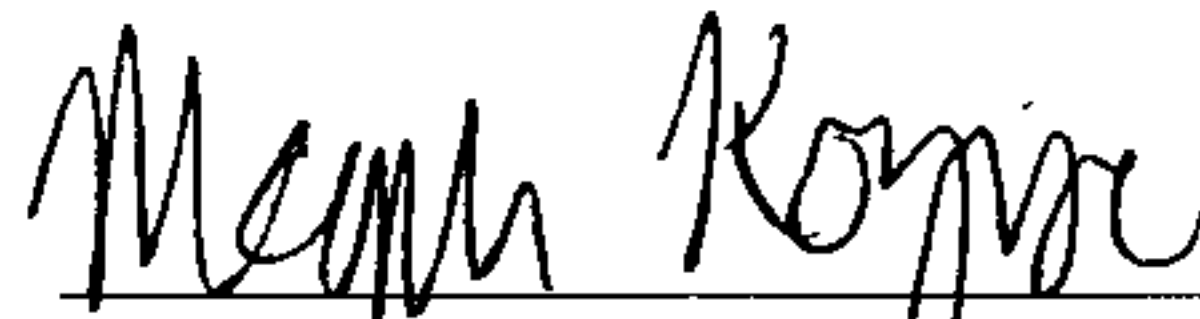
This conveyance is made without warranty or representation either express or implied as to the condition of the property and is on an "AS IS" and "WHERE IS" basis.

Subject to (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

The real estate is not the homestead of the Grantor herein.

TO HAVE AND TO HOLD, to the said Grantee forever.

Given under my hand and seal, this the 2nd day of January 2019.



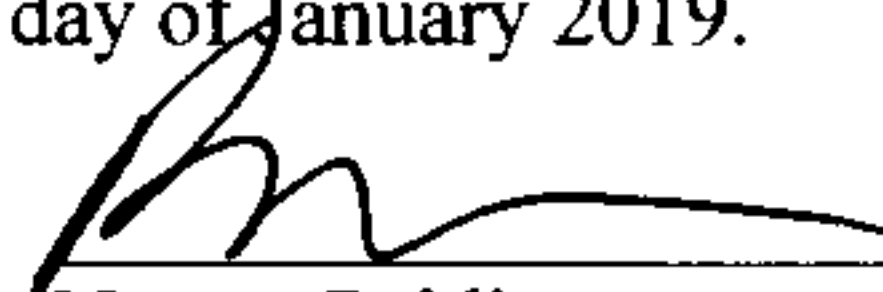
MEGAN KOZIOL

STATE OF ALABAMA)
)
SHELBY COUNTY)

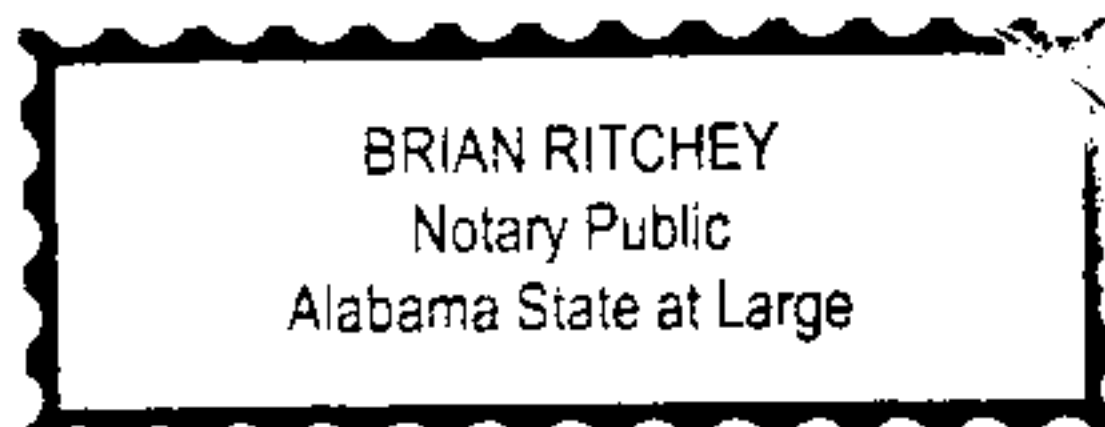
ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MEGAN KOZIOL**, an unmarried woman, 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 and official seal this the 2nd day of January 2019.



Notary Public
My Commission Expires: ~~My Commission Expires~~
November 17, 2021




20190124000025510 2/3 \$292.50
Shelby Cnty Judge of Probate, AL
01/24/2019 12:26:56 PM 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 Megan Kozio
Mailing Address 5291 Riverbend Tr
Hoover, AL 35244

Grantee's Name Sara Walker Kozio
Mailing Address 5291 Riverbend Tr
Hoover, AL 35244

Property Address 5291 Riverbend Tr
Hoover, AL 35244

Date of Sale 1/2/19
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 542,210 1/2 = 271,105

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 Property Tax Assessment

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 1/24/19

Print Brigit J. Ritchey Esq.

Unattested

Sign

(verified by)

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

Form RT-1