

This instrument was prepared by:
Edward A. Merrell, Esq.
Merrell Law Firm, L.L.C.
101 Riverchase Parkway East
Hoover, Alabama 35242

Send Tax Notice To:
Nicole Jeffers "Kennel"
1404 Heather Ln
Alabaster, AL 35007

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100----- (\$10.00) Dollars to the undersigned Grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Mitchel Jeffers, an unmarried man**, (hereinafter referred to as GRANTOR), do grant, bargain, sell and convey unto **Nicole Jeffers "Kennel"**, (hereinafter referred to as GRANTEE), in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT NUMBER 111, according to the Survey of 3rd Addition to Scottsdale, Map of which is recorded in Map Book 8, Page 123, in the Probate Office of Shelby County, Alabama

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE SCRIVENER OF THIS INSTRUMENT. NO PART OF THE REAL PROPETY CONVEYED HEREIN CONSTITUES THE HOMESTEAD OF THE GRANTOR.

TO HAVE AND TO HOLD as to the said GRANTEE, his or his heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this the 9th day of April, 2021.

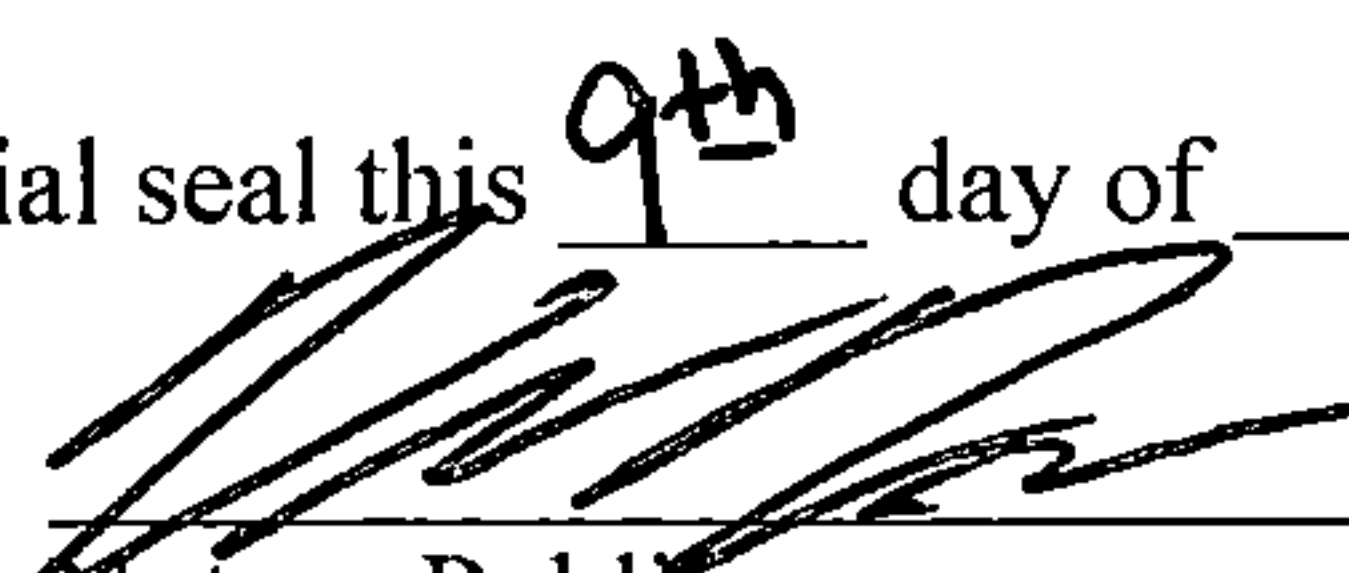


Mitchel Jeffers, Grantor

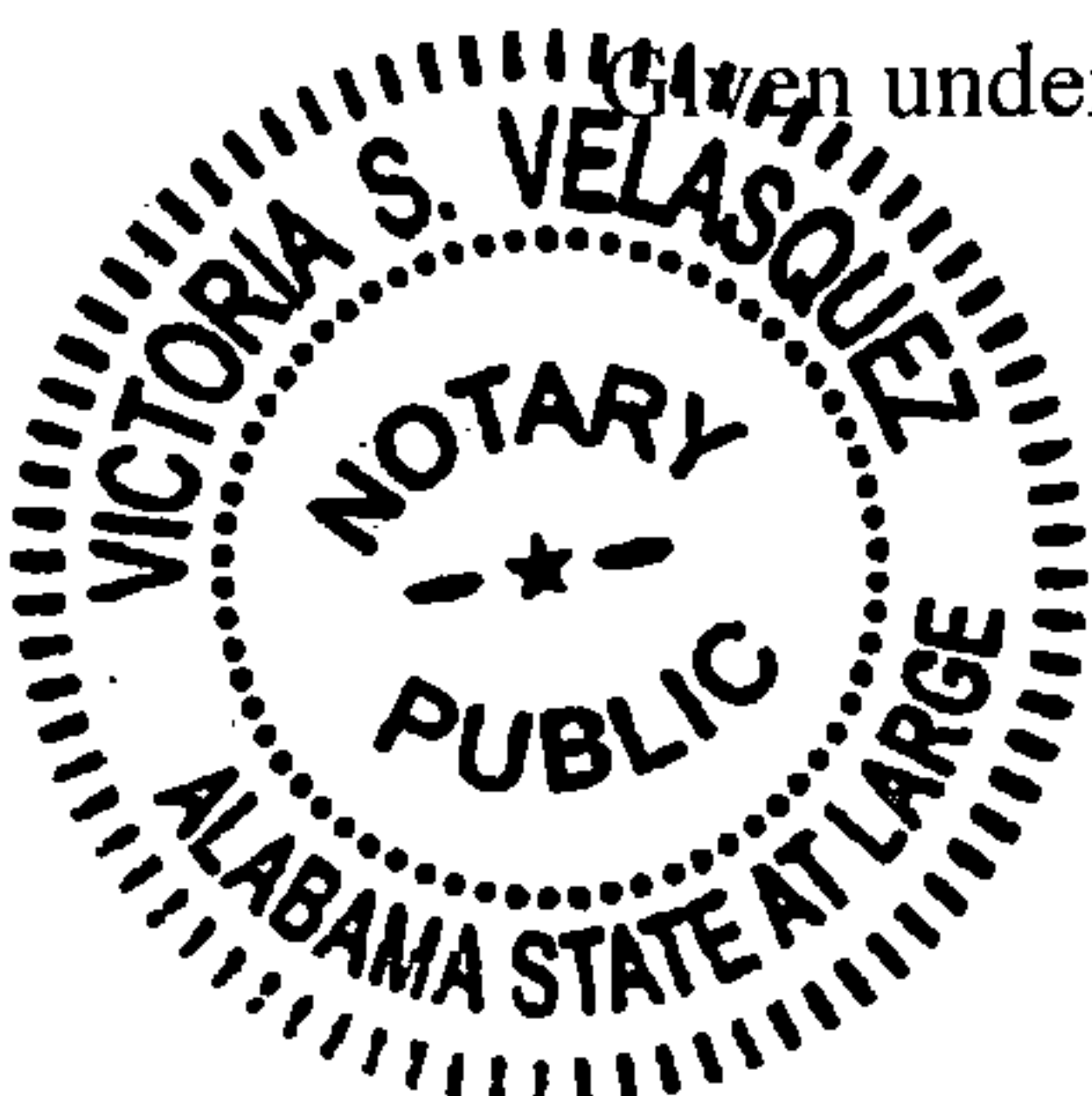
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Mitchel Jeffers**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 2021.



Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Mitchel Seffers
Mailing Address 330 Woodbrook Dr Apt G-154
Gardendale, AL 35071

Grantee's Name Nicole Seffers "Kennel"
Mailing Address 1404 Heather Ln
Alabaster, AL 35007

Property Address 1404 Heather Ln
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 155,400



20210413000184010 2/2 \$180.50
Shelby Cnty Judge of Probate, AL
04/13/2021 11:12:06 AM FILED/CERT

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

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 4/12/2021

Print Mitchel Seffers

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1