


This instrument was prepared by:
MASSEY STOTSER & NICHOLS, P. C.
1780 Gadsden Hwy
Birmingham, AL 35235

Send tax notice to:
Percy P. Callegan
5052 Aberdeen Way
Birmingham, AL 35242


20210812000392530 1/2 \$253.50
Shelby Cnty Judge of Probate, AL
08/12/2021 09:43:32 AM FILED/CERT

QUIT CLAIM DEED

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS; 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 DRAFTER OF THIS INSTRUMENT.

THE STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor, Danie'l Callegan, an unmarried woman, the receipt whereof is acknowledged, hereby remises, releases, quitclaims, grants and conveys to:

Percy P. Callegan

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

5052 Aberdeen Way, Hoover, AL 35242

LOT 25 ACCORDING TO THE SURVEY OF GREYSTONE 7TH SECTOR PHASE I AS RECORDED IN MAP BOOK 18, PAGE 120, A, B & C IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

SUBJECT TO: CURRENT TAXES, EASEMENTS, RESTRICTIONS, BUILDING LINES, MINERAL AND MINING RIGHTS AND RIGHTS OF WAY OF RECORD.

This conveyance is made pursuant to the Case No. 58-DR-2020-900584 filed in the Circuit Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 10th day of August, 2021.


DANIE'L CALLEGAN

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Danie'l Callegan, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 2021.


Karen Forisan

Notary Public

My Commission Expires: 8.10.2025

Real Estate Sales Validation Form

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

Grantor's Name Danie'l Callegan
Mailing Address 110 Village Loop, Unit 103
Dadeville, Al 35853

Grantee's Name Percy P. Callegan
Mailing Address 5052 Aberdeen Way
Birmingham, AL 35242

Property Address 5052 Aberdeen Way
Birmingham, AL 35242

Date of Sale 07/30/21
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 228,250.00

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 Final Judgment of Divorce 58-DR-2020-900584

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

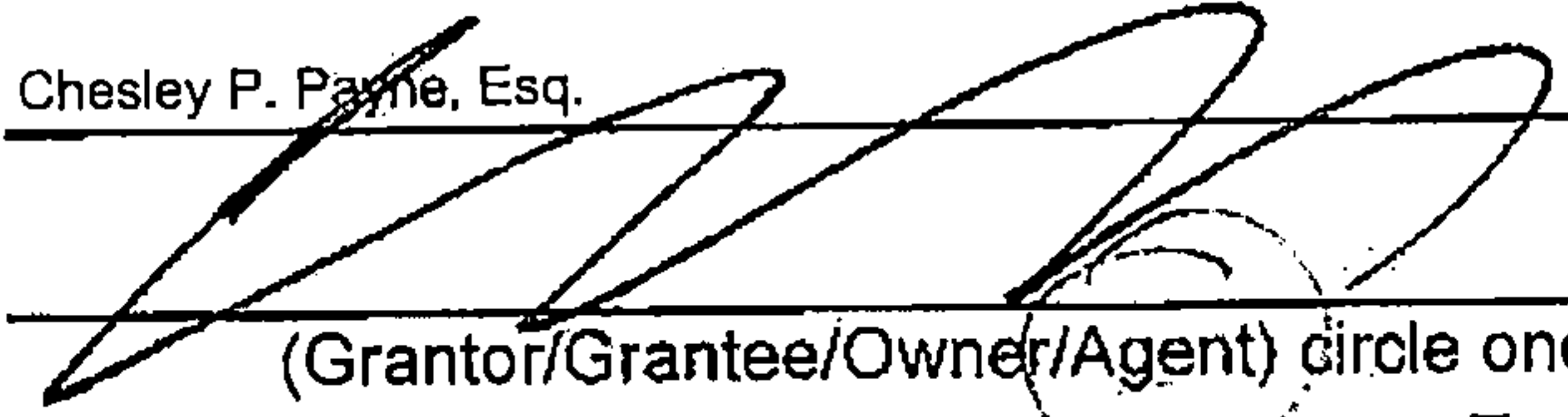
- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
- Property address - the 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 8/10/2021

Print Chesley P. Payne, Esq.

Unattested

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

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2021 09:43:32 AM
\$253.50 JOANN
20210812000392530

Form RT-1

eForms

Chesley P. Payne