


**\*\* QUITCLAIM DEED \*\***

This Instrument Prepared by:  
D. LEE HODGES, ATTORNEY  
715 FRANK NELSON BUILDING  
BIRMINGHAM, AL 35203  
Phone 205.251.6306

STATE OF ALABAMA )  
  
JEFFERSON COUNTY )

  
20210901000427950 1/2 \$130.50  
Shelby Cnty Judge of Probate, AL  
09/01/2021 04:20:19 PM FILED/CERT

**\*\* TITLE NOT EXAMINED \*\***

**KNOW ALL MEN BY THE PRESENTS**, That, for and in consideration of the payment of the sum of TEN DOLLARS (\$ 10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION which was in hand paid to the undersigned, MITZI DARLENE BROWN, (Hereinafter referred to as the "GRANTOR"), the receipt whereof is hereby acknowledged, the undersigned, MITZI DARLENE BROWN, hereby remises, releases, quitclaims, grants, sells and conveys to JEFF FRED BROWN (Hereinafter referred to as "GRANTEE"), all of his or her right, title, interest and claim in or to the following below described real estate which is situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, in the Probate Office of Shelby County, Alabama.

The GRANTOR and GRANTEE are married as of the date of this conveyance, and the subject property being conveyed is the former "Homeplace" of the Parties.

**TO HAVE AND TO HOLD** to said GRANTEE and his/her/their heirs and assigns forever.

Given under my/our hand(s) and seal(s), this 20<sup>th</sup> day of June, 2009.

Alabama  
STATE OF ~~TENNESSEE~~ )  
Shelby COUNTY )

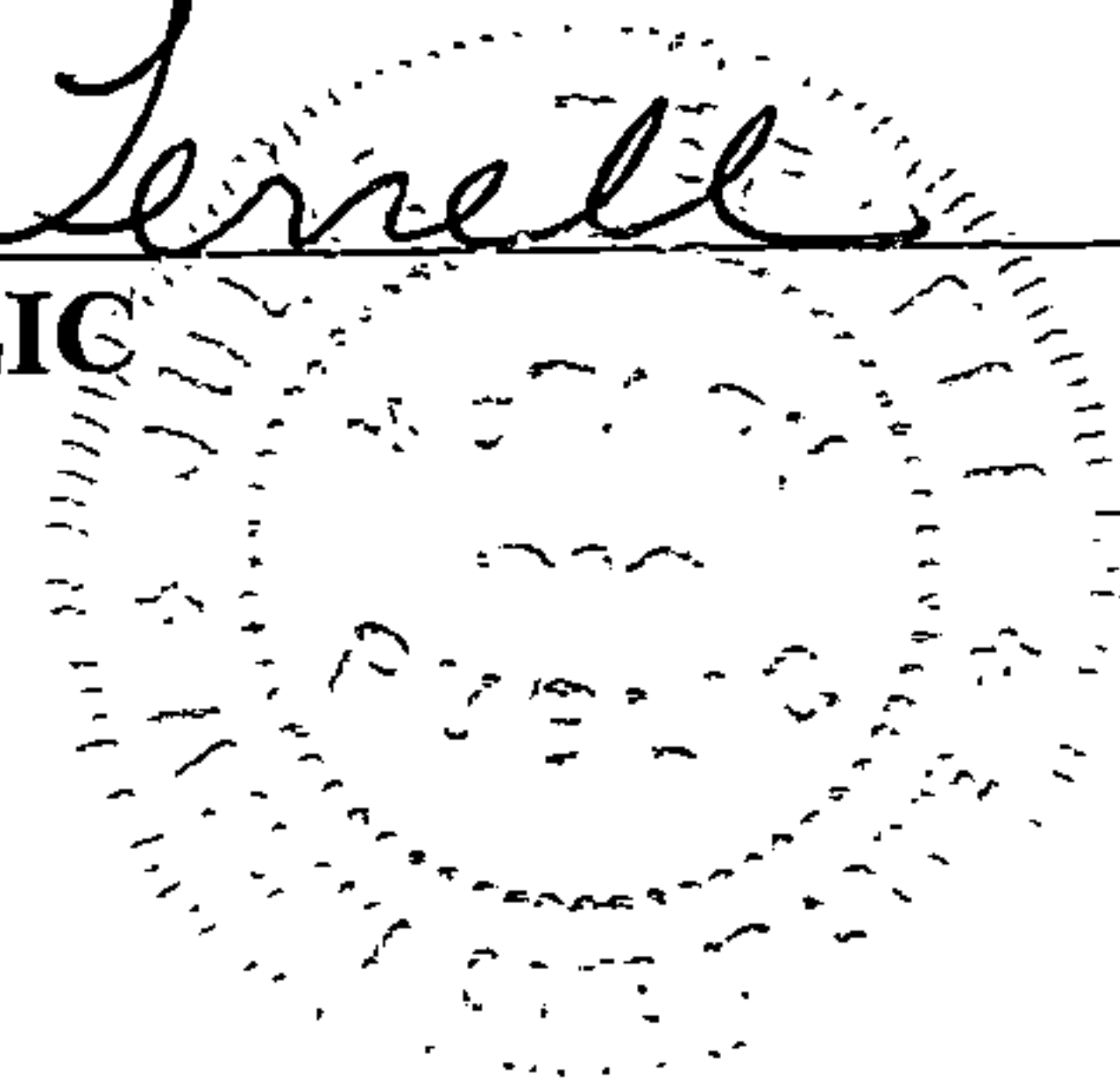
Mitzi Darlene Brown (SEAL)  
MITZI DARLENE BROWN

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

Given under my hand and official seal this 20<sup>th</sup> day of June, 2009.

Shelby County, AL 09/01/2021  
State of Alabama  
Deed Tax: \$105.50

Julie Terrell  
NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name M. J. Brown  
Mailing Address N/A

Grantee's Name Jeff Brown  
Mailing Address 1027 Seminole Place  
Calera AL

Property Address 1027 Seminole Place  
Calera, AL

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 210,700

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 1/2 105,350  
 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 \_\_\_\_\_

Print Jeff Brown

Unattested

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



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Form RT-1