

This instrument was prepared by:

Assessed Tax Value \$27,320.00

Patrick F. Smith, Attorney
Smith Kessler Smith, LLC
1550 West 2nd Street, Ste. A-4
Gulf Shores, AL 36542

20211122000561850
11/22/2021 03:28:57 PM
DEEDS 1/4

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration paid by the Grantee herein, the receipt whereof is hereby acknowledged, **M&M PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP**, (hereinafter referred as Grantor) does hereby grant, convey, and quitclaim unto **Michael Allen** (hereinafter known as Grantee), all of Grantor's right, title, and interest, if any, in and to the following described real estate, situated in Shelby County, Alabama, to wit:

A part of Lot 20, Block 1, according to the survey of Birmingham Junction, made by J. R. Bozeman, as recorded in Deed Book 14, Page 239 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the SW comer of Lot 20, Block 1, Birmingham Junction, as recorded in Deed Book 14, Page 239 in Office of Judge of Probate of Shelby County, Alabama, as established by Deed Book 276, Page 839 and Deed 323, Page 748, Shelby County, Alabama and run East along the North ROW line of Birmingham Street for a distance of 24.00 feet to the Point of Beginning; thence continue along last described course a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Northerly for a distance of 175.00 feet; thence left 92 degrees 21 minutes and run Westerly for a distance of 88.43 feet; thence left 87 degrees 39 minutes and run Southerly for a distance of 175.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to current taxes, mineral and mining rights, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD to said Grantee forever.

Given under our respective hands and seals on October 13, 2021.

M&M Properties, An Alabama General Partnership




Michael Allen, Partner

STATE OF ALABAMA)
)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Allen, as one of the partners of M&M PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP, 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 same bears date.

Given under my hand and seal on October 13, 2021.



Notary Public

My commission expires: 06/18/2023



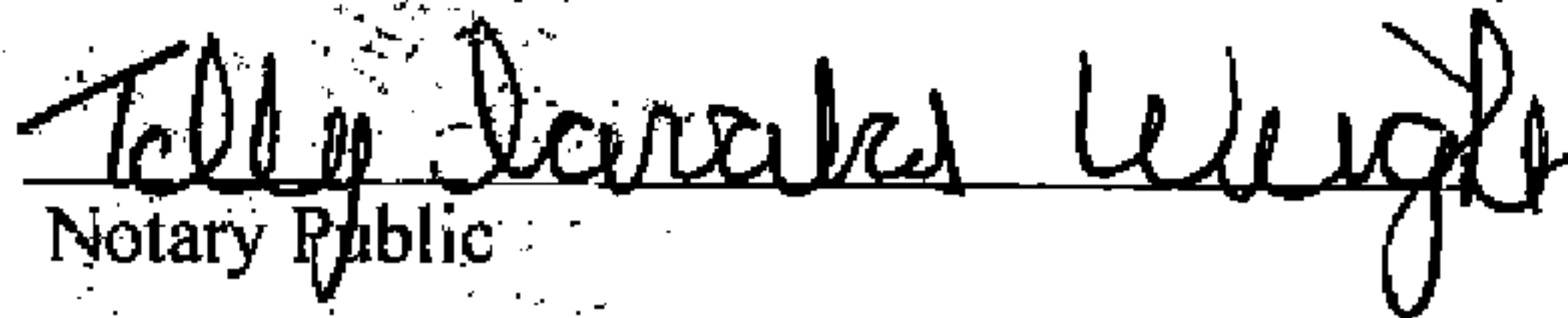
Michael Eubanks, Partner

STATE OF ALABAMA)

Jefferson COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Michael Eubanks, as one of the partners of M&M PROPERTIES, AN ALABAMA GENERAL PARTNERSHIP, 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 same bears date.

Given under my hand and seal on October 13, 2021.


Notary Public

My commission expires.

10/06/2025

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name M&M Properties LLC
 Mailing Address 195 Salem Road
Montevallo AL 35115

Grantee's Name Michael Allen
 Mailing Address 195 Salem Rd
Montevallo AL 35115

Property Address 345 Birmingham St
Montevallo AL 35115

Date of Sale 10/13/2021
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 27,320.00

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 ☐ QCD

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 11-22-21Print Heather ReevesUnattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/22/2021 03:28:57 PM
 \$58.50 CHERRY
 20211122000561850

Allen S. Bayl