

20211228000608290
12/28/2021 11:07:43 AM
QCDEED 1/4

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:
GEORGE M. VAUGHN
WEAVER TIDMORE, LLC
100 OLDE TOWNE ROAD STE 105
BIRMINGHAM, ALABAMA 35216

SEND TAX NOTICE TO:
JANE BOYD
4106 EAGLE RIDGE COURT
BIRMINGHAM, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men by These Presents: That in consideration of TEN and 00/100 (\$10.00) DOLLARS to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is acknowledged, WE, JANE BOYD AND GARY WAYNE BOYD, WIFE AND HUSBAND (herein referred to as GRANTORS) do hereby release, remise, quitclaim, grant, sell and convey unto JANE MCCONNELL BOYD AND GARY WAYNE BOYD, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP (herein referred to as GRANTEES), all of our interest in the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 46, ACCORDING TO THE SURVEY OF THE HILLS AT BROOKHIGHLAND, AS RECORDED IN MAP BOOK 37, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to the existing easements, restrictions, set-back lines, rights of way, and limitations, if any, of record.

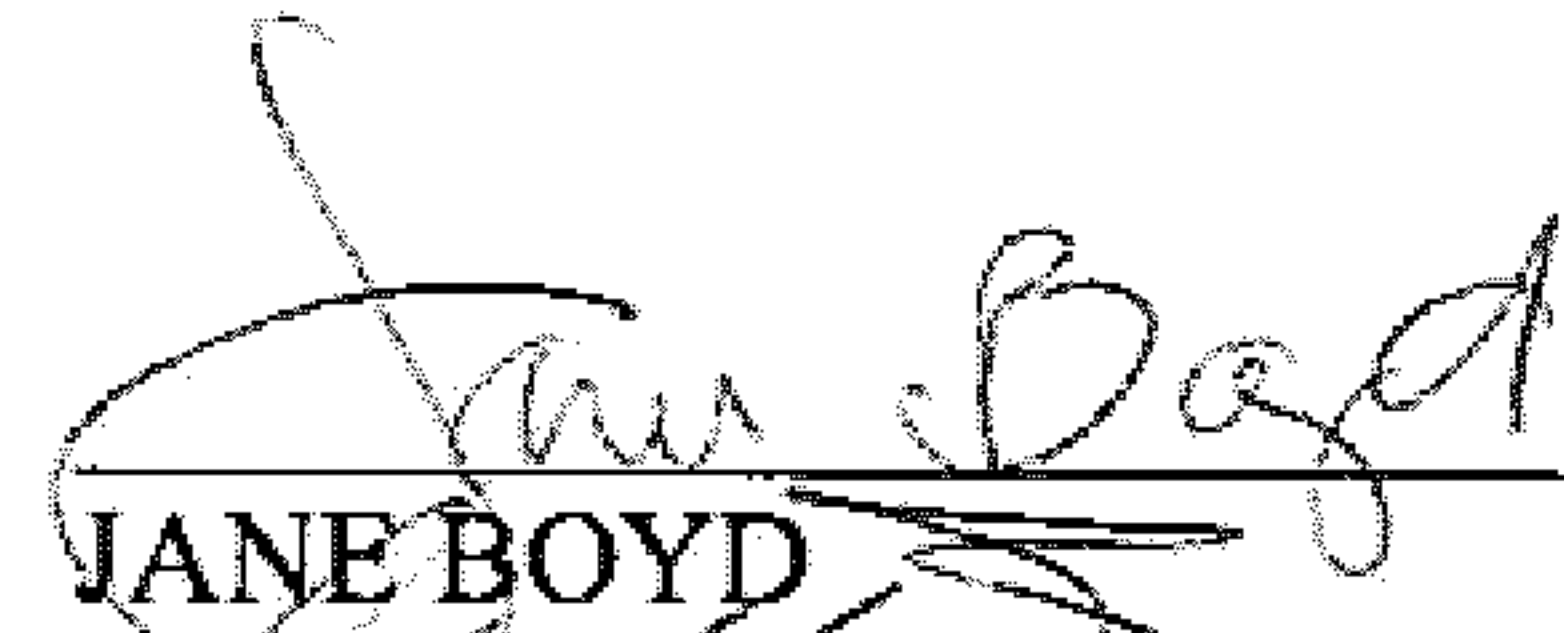
JANE BOYD AND JANE MCCONNELL BOYD ARE ONE AND THE SAME PERSON

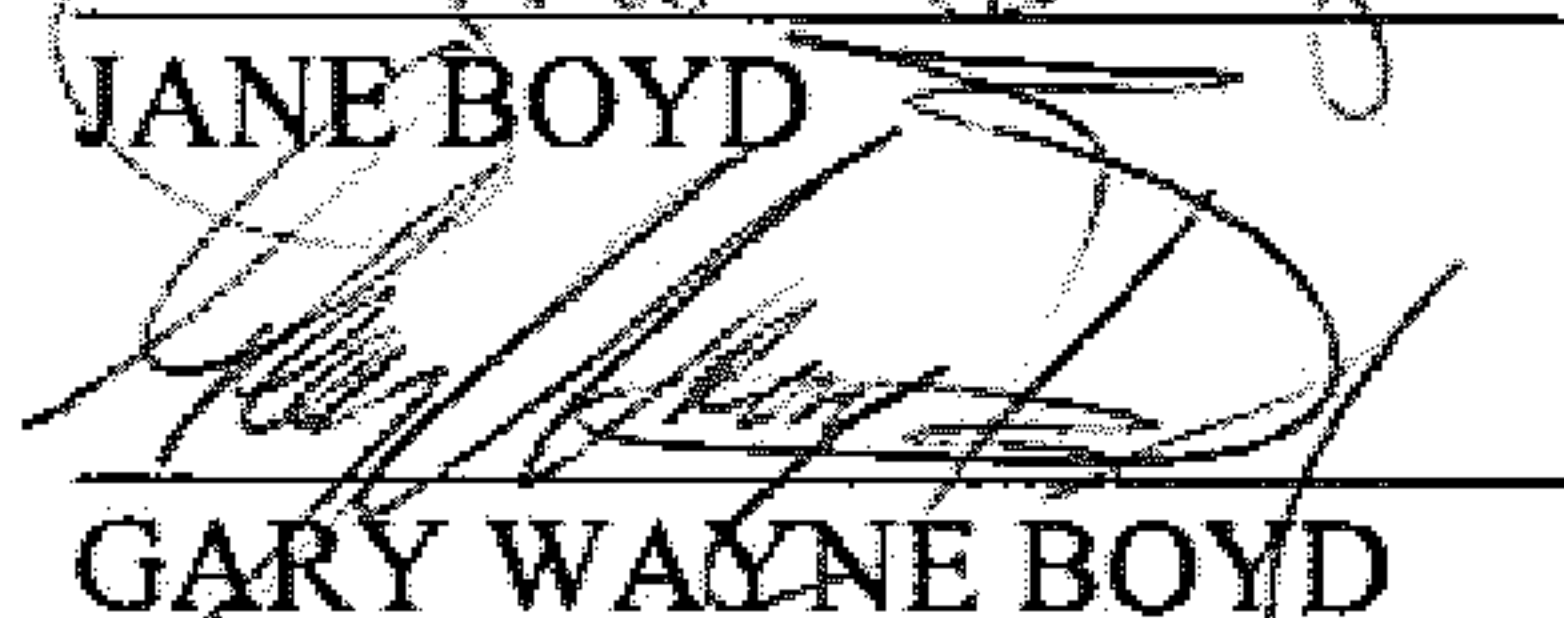
TITLE WAS NOT EXAMINED IN PREPARATION OF THIS CONVEYANCE

TO HAVE AND TO HOLD Unto the said GRANTEES and their heirs and assigns, forever.

20211228000608290 12/28/2021 11:07:43 AM QCDEED 2/4

IN WITNESS WHEREOF, the said GRANTORS, JANE BOYD AND GARY WAYNE BOYD, have hereunto set his/her signature and seal, this the 21st day of December, 2021.



JANE BOYD


GARY WAYNE BOYD

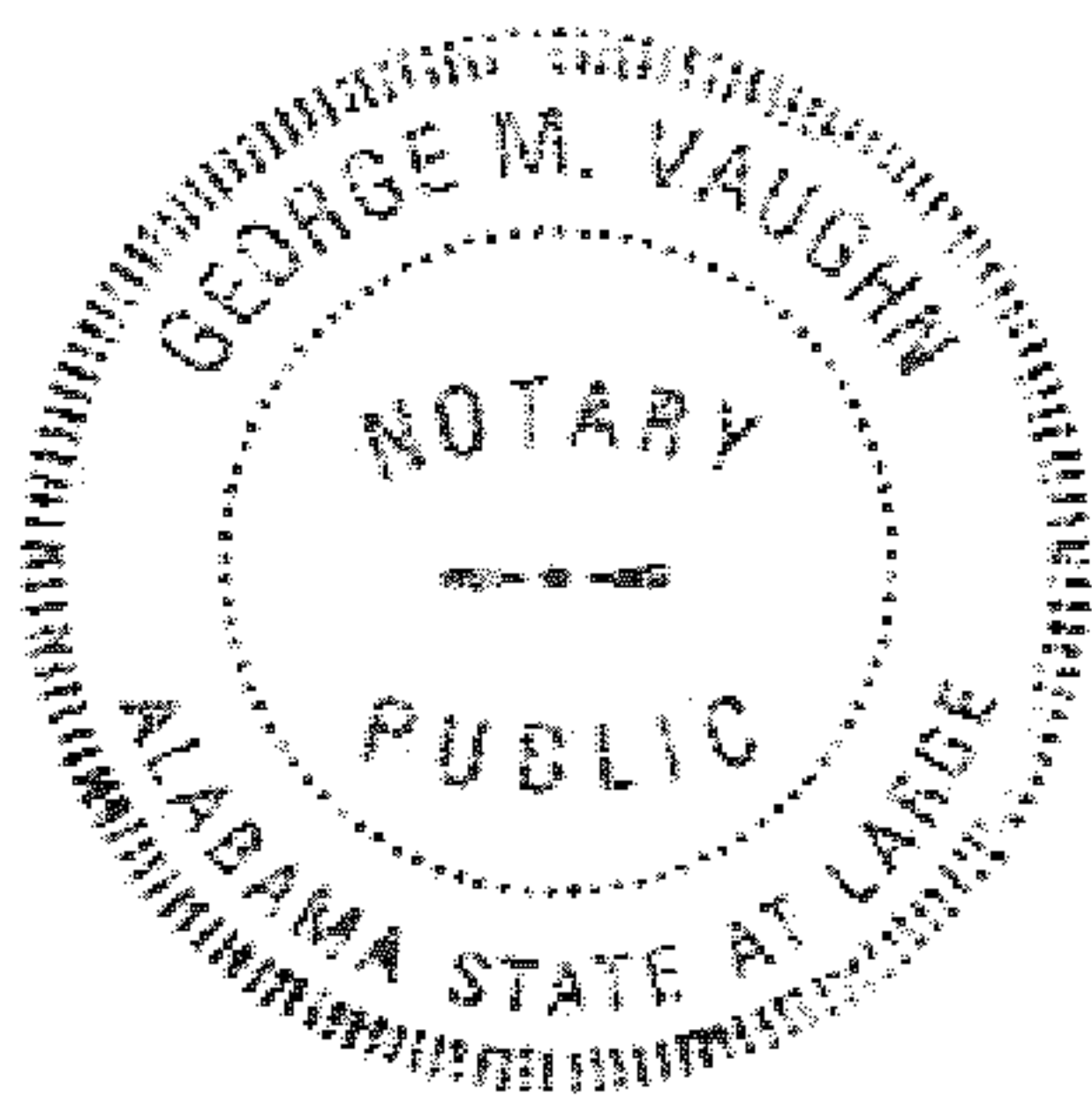
STATE OF ALABAMA)

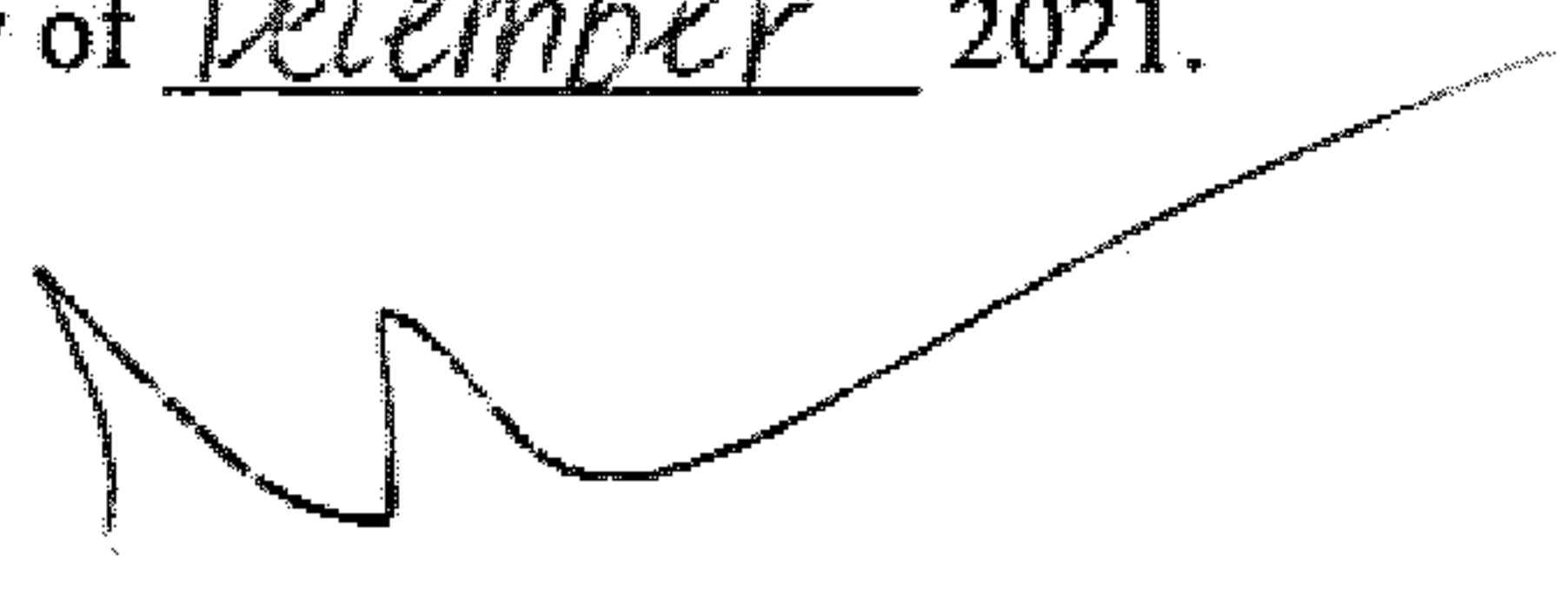
COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that JANE BOYD, 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 he/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 21st day of December 2021.





Notary Public

My commission expires: 9/18/2025

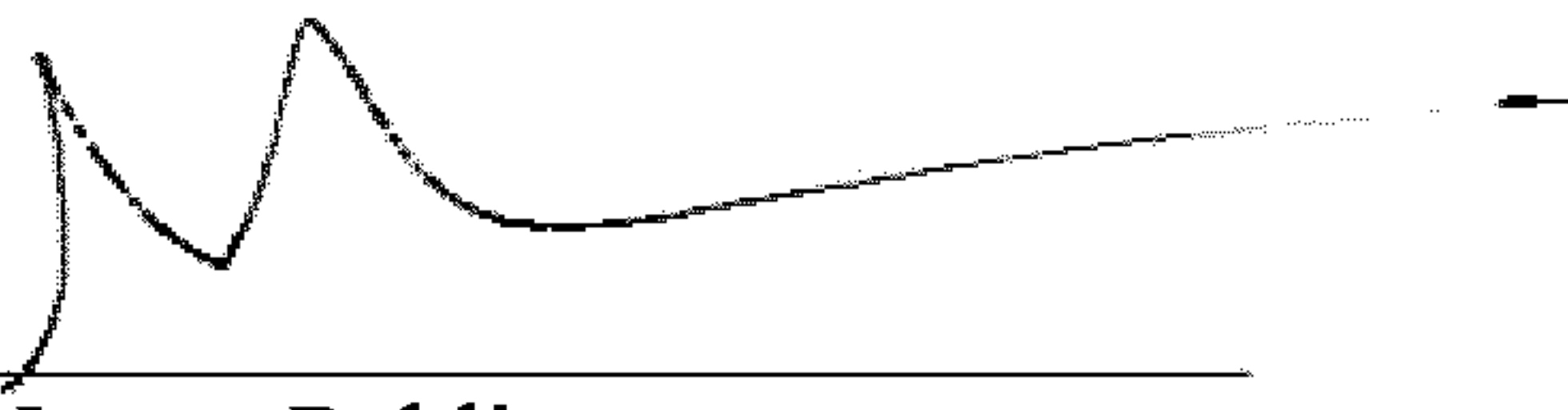
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

ACKNOWLEDGMENT

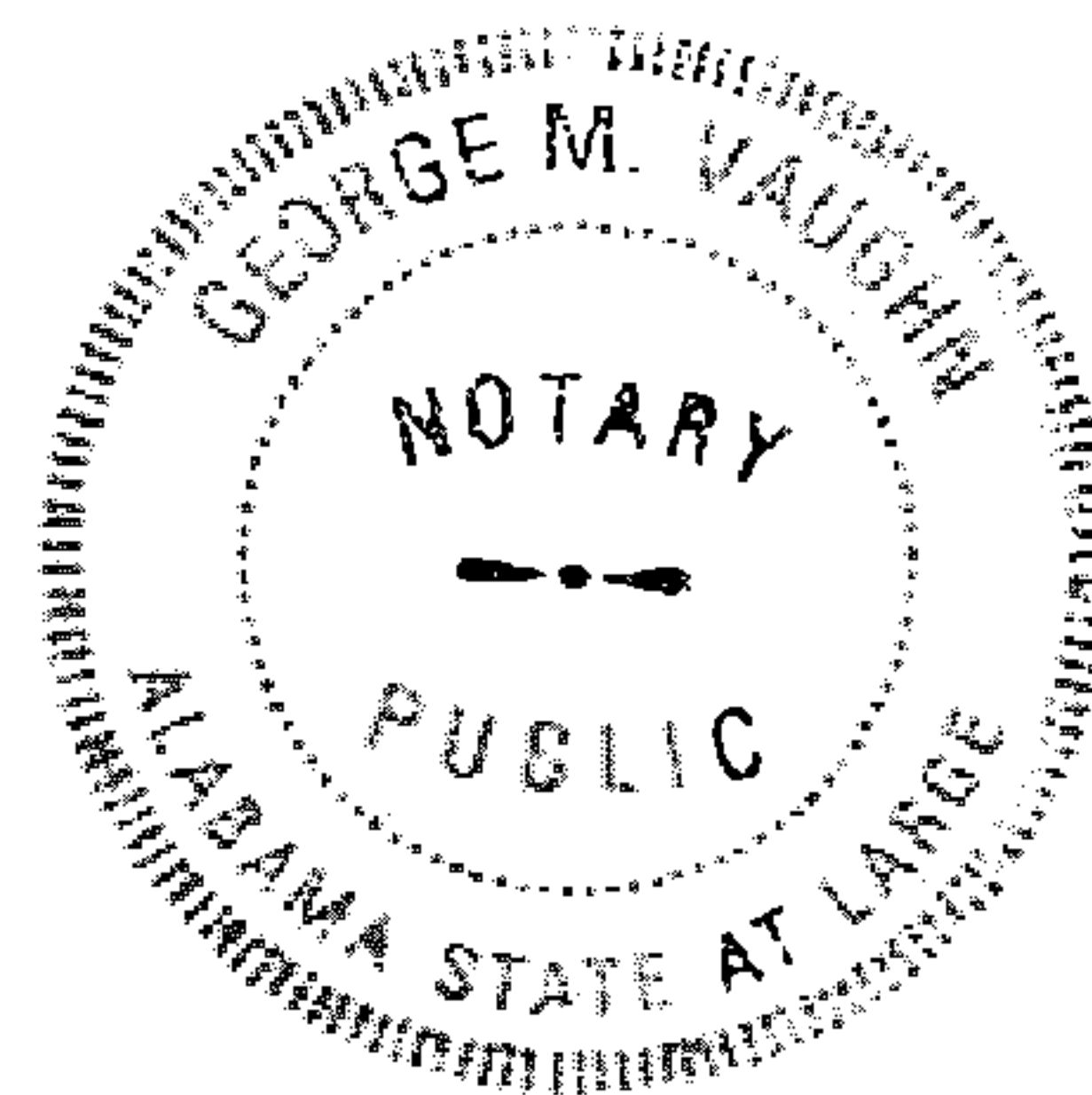
I, THE UNDERSIGNED, a Notary Public, in and for said County, in said State, hereby certify that GARY WAYNE BOYD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she executed the same voluntarily on the day the same bears date.

Given under our hand this the 21st day of December 2021.



Notary Public

My commission expires: 9/18/2025



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

Grantor's Name KOTY LYNN LOWE
 Mailing Address c/o George Vaughn
100 Olde Towne Road, Suite 105
Vestavia Hills, AL 35216

Grantee's Name JANE BOYD
 Mailing Address 4106 EAGLE RIDGE COURT
BIRMINGHAM, AL 35242

Property Address 1917 RIDGEMONT ROAD
BIRMINGHAM, AL 35235

Date of Sale DECEMBER 21, 2021
 Total Purchase Price \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/28/2021 11:07:43 AM
 \$159.50 CHARITY
 20211228000608290

or
 Actual Value \$

or
 Assessor's Market Value \$254900 DIVIDED BY 2 = 127450



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 ☐ Appraisal
☐ Sales Contract ☒ Other TRANSFER OF 1/2 INTEREST TO SPOUSE
☐ Closing Statement

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 12/21/2021

Print George M. Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1