



20220106000006880 1/2 \$239.50
Shelby Cnty Judge of Probate, AL
01/06/2022 11:07:11 AM FILED/CERT

This instrument was prepared by:

John Medaris, P.C.
230 Bearden Rd.
Pelham, AL 35124

****TITLE NOT EXAMINED****

QUITCLAIM DEED

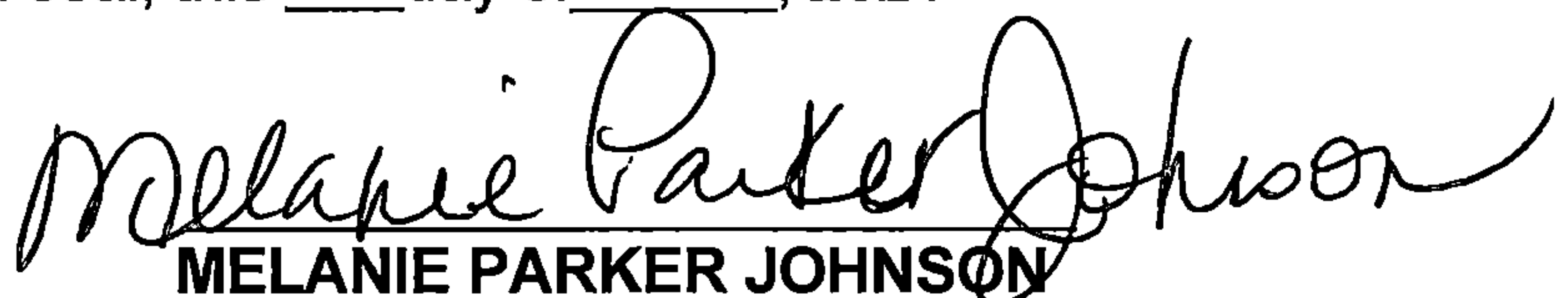
STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **MELANIE PARKER JOHNSON** (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, **JASON PHILIP JOHNSON** (hereinafter called Grantee), all of her right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

STRATHAVEN AT BALLANTRAE PH 6 SEC 27 T20 R2W MB 44 PG 97 PROPERTY
ADDRESS: 352 STRATHAVEN CIRCLE, PELHM, AL 35124 PARCEL ID#14-8-27-3-
006-001-000

TO HAVE AND TO HOLD to said Grantee forever.

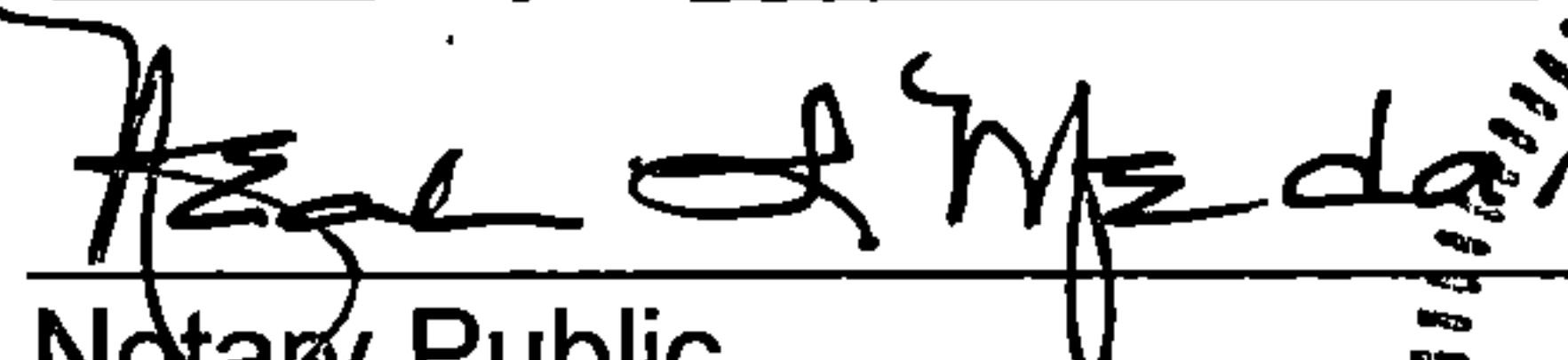
Given under my hand and seal, this 30th day of December, 2021

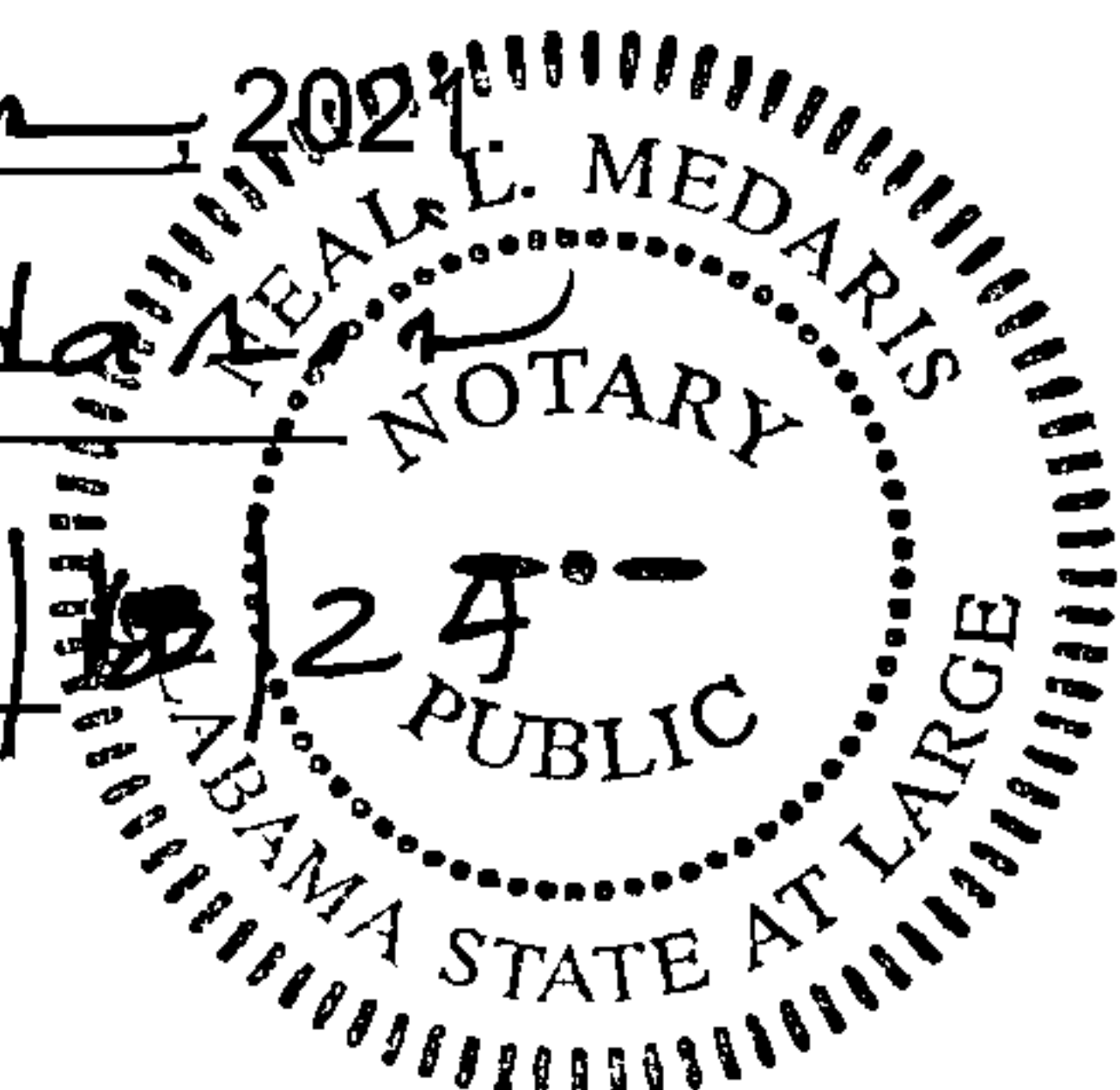

MELANIE PARKER JOHNSON

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MELANIE PARKER JOHNSON 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 she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 31 day of December, 2021


Notary Public
Commission Expires: 4/10/24



Shelby County, AL 01/06/2022
State of Alabama
Deed Tax: \$214.50

Real Estate Sales Validation Form

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

Grantor's Name Melanie Johnson
Mailing Address 244 Hillcrest Dr.
Montevallo, AL 35115

Grantee's Name Philip Johnson
Mailing Address 352 Strathaven Circle
Pelham, AL 35124

Property Address 352 Strathaven Circle
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 428,020



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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 Divorce 1/2 value \$214,010.00
☐ 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 1-6-22

Unattested

(verified by)

Print

Sign

Jagon P Johnson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1