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01/21/2022 03:48:05 PM
QCDEED 1/3

This instrument prepared by:
Mark E. Gualano, Attorney
701 Chestnut Street
Vestavia Hills, Alabama 35216

Send Tax Notice To:
Charles E. Henson, II
220 Hawthorn St.
Birmingham, AL 35272

QUITCLAIM DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

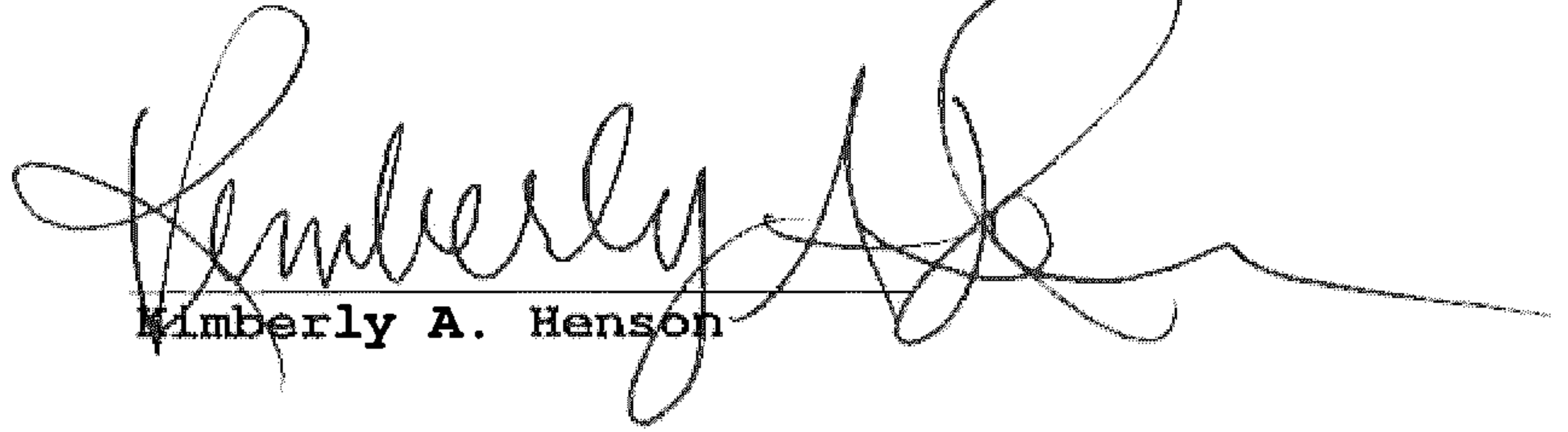
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and No/100-(\$10.00) Dollars and other good and valuable consideration **Kimberly A. Henson, a married woman** the receipt and sufficiency of which is hereby acknowledged does remise, release, quitclaim and convey to **Charles E. Henson, II** (hereinafter called Grantee) all of its right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12-A, according to the map or survey of Resurvey of Lots 12 and 15 of Eagle Point, First Sector, Phase 1, as recorded in Map Book 18, Page 14, in the Probate Office of Shelby County, Alabama.

This is not the homestead of the Grantor or her spouse

TO HAVE AND TO HOLD to the said Grantee forever.

Given under my, our hand(s) and seal(s) this 21st day of January, 2022.

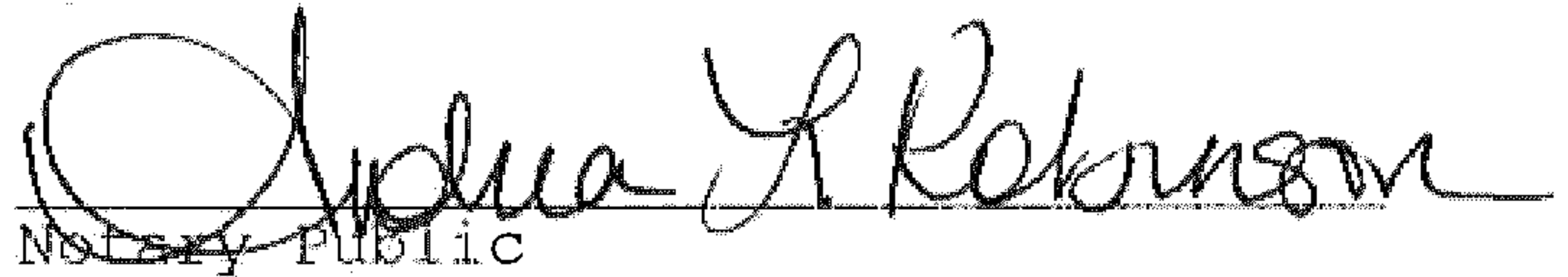

Kimberly A. Henson

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **Kimberly A. Henson**, 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 day the same bears date.

Given under my hand, this 21st day of January, 2022.




Notary Public

My Commission Expires: 7/27/25

Real Estate Sales Validation Form

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

Grantor's Name Kimberly A. Henson
Mailing Address 5309 Broken Bow Dr Birmingham, AL 35242

Grantee's Name Charles E. Henson, II
Mailing Address 220 Hawthorn St Birmingham, AL 35242

Property Address 4548 Eagle Point Drive Birmingham, AL 35242

Date of Sale 1/21/22

Total Purchase Price \$

or

Actual Value \$

or

\$339,400.00 divided by 2

Assessor's Market Value \$ 169,700.00

Ally S. Beyl

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2022 03:48:05 PM
\$198.00 JOANN
20220121000031000



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
X Other Removing former spouse from title

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 2022-01-21

Print Charles E. Henson, II

Unattested

Sign

[Handwritten Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one