

Prepared By

Name: Kenneth Mishalanie
Address: 2317 Woodcreek Dr
State: AL Zip Code: 35226

After Recording Return To

Name: Kenneth Mishalanie
Address: 2317 Woodcreek Dr
State: AL Zip Code: 35226

20220217000069240
02/17/2022 11:39:32 AM
DEEDS 1/3

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Zero (\$0.00) in hand paid to Phillip G Mishalanie, JR. and Genevie H Mishalanie, residing at 2116 Partridge Berry Rd, County of Shelby, City of Birmingham, State of AL (hereinafter known as the "Grantor(s)") hereby conveys and quitclaims to Kenneth A Mishalanie, residing at 2317 Woodcreek Dr, County of Jefferson, City of Hoover, State of AL (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

Lot 3, according to the map and survey of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama. Said lot also described as follows: The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

SUBJECT TO: A non-exclusive easement for ingress and egress across Lots 1 and 2, as shown on map of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama.

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Keren A Mishalanie
Power of Attorney For Genevieve H. Mishalanie
Grantor's Signature

Genevieve H Mishalanie _____
Grantor's Name

2116 Partridge Berry Road _____
Address

Birmingham, AL 35244 _____
City, State & Zip

Keren A Mishalanie
Power of Attorney for Phillip G. Mishalanie, JR
Grantor's Signature

Phillip G Mishalanie, JR _____
Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Patricia Russell
Witness's Signature

Patricia Russell
Witness's Name

3908 Montclair Rd Ste 227
Address

Bham AL 35213
City, State & Zip

T. Chase Lacy
Witness's Signature

T. Chase Lacy
Witness's Name

2136 Summit Pl.
Address

Birmingham, AL 35213
City, State & Zip

STATE OF ALABAMA)

COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Patricia Russell* *T. Chase Lacy* whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of February, 2022

Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/17/2022 11:39:32 AM
 \$149.00 CHERRY
 20220217000069240

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Property Address	Phillip G Mishalanie, JR. and Genevieve 2116 Partridge Berry Rd Birmingham, AL 35244 Land does not have address	Grantee's Name Mailing Address Date of Sale Total Purchase Price \$ or Actual Value \$ or Assessor's Market Value \$	Kenneth A Mishalanie 2317 Woodcreek Dr Birmingham, AL 35226 02/16/2022 \$ \$ 120,830
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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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	Tax Assessor
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other	
<input type="checkbox"/> 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 02/16/2022 Unattested _____ (verified by)	Print Kenneth A Mishalanie Sign <i>Kenneth A Mishalanie</i> (Grantor/Grantee/Owner/Agent) circle one
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