



20220304000089360 1/3 \$168.00
Shelby Cnty Judge of Probate, AL
03/04/2022 08:25:44 AM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **RYAN BLAIR**, hereby releases, quitclaims, grants, sells, and conveys to **TRACIE BLAIR** (hereinafter called Grantee), all right, title, interest, and claim in or to real estate located situated in Shelby County, Alabama, to wit:

Lot 145, of Oaklyn Hills Subdivision, a subdivision in Shelby County, Alabama, as per map or plat of same recorded in Map Book 24, Page 50, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record, if any. Also subject to any prior reservation, conveyance or severance of minerals or mineral rights.

The preparer of this instrument makes no representations regarding the merchantable title to or the accuracy of the legal description of the property described herein as no title search was requested by either party, nor one performed.

TO HAVE AND TO HOLD to said GRANTEE forever.

And I do, for myself and for my heirs, executors, and administrators, covenant with said Grantee, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid.

Given under my hand and seal this 23rd day of February, 2022.



RYAN BLAIR



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STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that RYAN BLAIR, 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, RYAN BLAIR executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ^{3rd} ~~23rd~~ day of ~~February~~ ^{MARCH}, 2022.

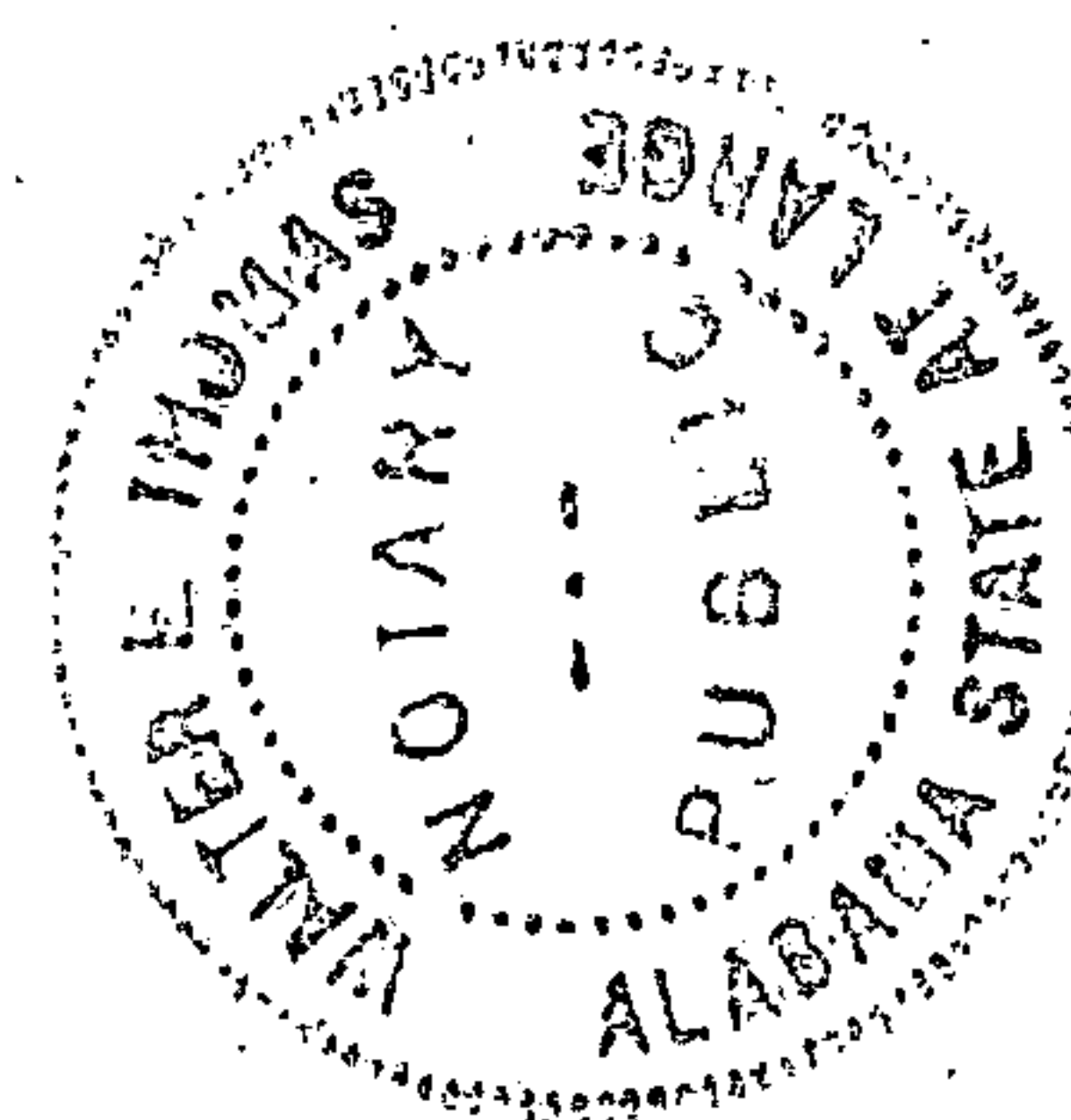
Walter E. Thomas

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires 5/28/24

This instrument prepared by:
Crum & Harmon, LLC
443 West Main Street
Dothan, Alabama 36301





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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

Ryan Blair
174 Nabors Dr
Chelsea AL 35043

Grantee's Name
Mailing Address

Tracie Blair
153 Oaklyn Hills Dr
Chelsea AL 35043

Property Address

153 Oaklyn Hills Dr
Chelsea AL 35043

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 279,500

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

1/2 value 139,750

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 3-4-22

Print

Ryan Blair

Unattested

Sign

Ryan Blair

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1