



20220316000108490 1/3 \$92.50
Shelby Cnty Judge of Probate, AL
03/16/2022 11:55:00 AM FILED/CERT

SEND TAX NOTICE TO:
SARAH DEMIANENKO
524 The Heights Lane
Calera, Alabama 35040

This instrument was prepared by:
Matthew Allen Griffin
SHOCKLEY & GRIFFIN
140 YEAGER PARKWAY
PELHAM, AL 35124

QUITCLAIM DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of TEN and 00/100 (\$10.00) and other good and valuable consideration to the undersigned, Justin G. Demianenko, a single man (hereinafter referred to as "the Grantor") in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Sarah Demianenko (hereinafter referred to as "the Grantee") my one-half (1/2) interest in said lands more particularly described hereunder and to hold said lands in fee simple the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 129, according to the Final Plat Town Side Square, Sector One, as recorded in Map Book 38, Page 38, Page 120, in the Probate Office of Shelby County, Alabama. Subject to current taxes, easements and restrictions of record.

Property Address: 524 The Heights Lane
Calera, Alabama 35040

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining: TO HAVE AND TO HOLD the same unto the said Grantee and the heirs and assigns of Grantee, forever.

1) No Title Examined, No Survey Provided and No Tax Advice Given.



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IT WITNESS WHEREOF, the Grantor has caused these presents to be executed on this
the 24th day of February, 2022.

By: *Justin Demianenko*
Justin G. Demianenko
Grantor

STATE OF Alabama)

COUNTY OF Shelby)

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

Given under my hand and official seal this 24th day of February, 2022.

Sherry E. Stancher
Notary Public
My Commission Expires: 9/8/2025



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, §

Grantor's Name Justin Demianenko
 Mailing Address 524 The Heights Lane Calera AL 35040

Grantee's Name Sarah Demianenko
 Mailing Address 524 The Heights Lane Calera AL 35040

Property Address 524 The Heights Lane Calera AL 35040

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 128,700.00

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 64,350.00

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 03/16/2022

Print Sarah Demianenko

Sign Sarah Demianenko
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)