

20220407000142680
04/07/2022 08:05:01 AM
DEEDS 1/3

Send tax notice to:
Jeffrey Paul Knipping, II and Miranda S. Carter
212 Kenniston Dale
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy Ste. 280
Birmingham, Alabama 35243

STATE OF ALABAMA
COUNTY OF SHELBY

1/2 value = \$142,150.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, **Miranda S. Carter and Jeffrey Paul Knipping, II, wife and husband**, whose address is: **212 Kenniston Dale, Pelham, AL 35124** (hereinafter referred to as the "Grantor") by the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents, release, remise, quitclaim, and convey unto **Jeffrey Paul Knipping, II and Miranda S. Carter, as joint tenants with right of survivorship**, whose address is: **212 Kenniston Dale, Pelham, AL 35124** (hereinafter referred to as the "Grantee"), all their rights, title and interest in and to the following described real estate situated in Shelby County, Alabama, and more particularly described as follows:

Lot 1521, according to the Survey of Final Plat, Kenniston at Ballantrae, as recorded in Map Book 38, Page 25, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the Grantee, as joint tenants with right of survivorship, their heirs, executors, administrators and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set their hand and seal on this the 5th day of April, 2022.

Miranda S. Carter
Miranda S. Carter

Jeffrey Paul Knipping, II
Jeffrey Paul Knipping, II

STATE OF ALABAMA)

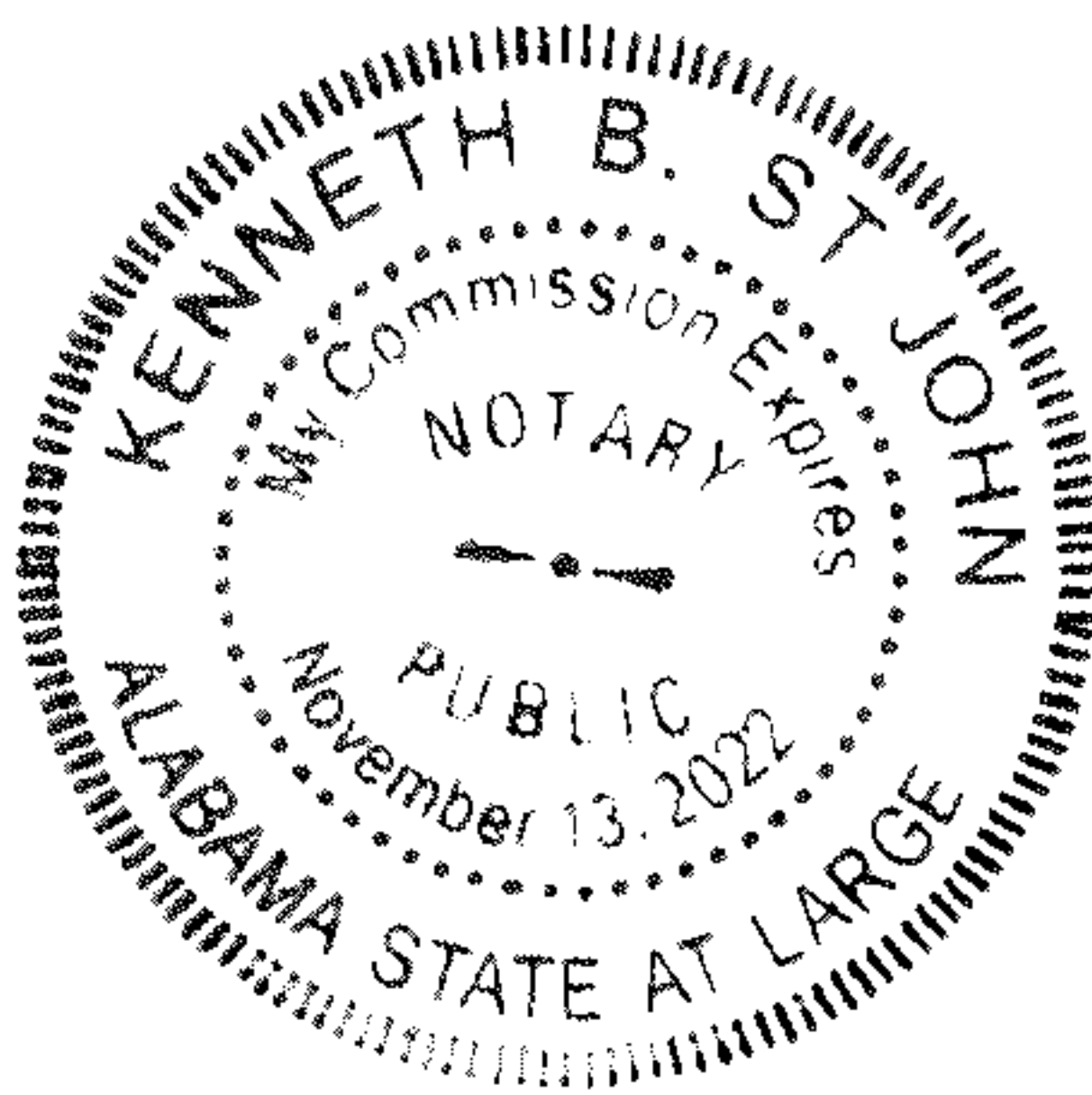
:

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Miranda S. Carter and Jeffrey Paul Knipping, II, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of April, 2022.

[NOTARIAL SEAL]



[Signature]
Notary Public

Print Name: Kenneth B. St. John
Commission Expires: 11/13/2022

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Miranda S. Carter & Jeffrey Paul Knipping II
 Mailing Address 212 Kenniston Dale
Pelham, AL 35124

Grantee's Name Jeffrey Paul Knipping II & Miranda S. Carter
 Mailing Address 212 Kenniston Dale
Pelham, AL 35124

Property Address 212 Kenniston Dale
Pelham, AL 35124

Date of Sale 04/05/2022
 Total Purchase Price \$
 or
 Actual Value \$

or
 Assessor's Market Value \$284,300 (1/2 Value= \$142,150)

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 Tax Assessor's value under
Parcel # 14-8-27-3-004-020.000

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 04/06/2022

Print Hyland Wehunt

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2022 08:05:01 AM
\$170.50 PAYGE
20220407000142680

Allen S. Bezel