

20220502000177690  
05/02/2022 11:33:56 AM  
QCDEED 1/4

Commitment Number: 22NL07510

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:

Nations Lending Services  
9001 W. 67th St.  
Merriam, KS 66202

Assessor's Market Value: \$ 150,200.00

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**28 5 16 2 009 023.000**

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**QUITCLAIM DEED**

**Michael Brent Franklin formerly married and Jessica D. Ott, who acquired title as Jessica D. Franklin, now re-married, hereinafter grantors, whose tax-mailing address is 492 Camden Cove Circle, Calera, AL 35040, without consideration paid, grant and quitclaim to Michael Brent Franklin, unmarried, hereinafter grantee, whose tax mailing address is 492 Camden Cove Circle, Calera, AL 35040, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:**

**The following described real estate, situated in Shelby County, Alabama. Lot 256, according to the Final Plat Camden Cove, Sector 9, as recorded in Map Book 33, Page 14, in the Probate Office of Shelby County, Alabama. Parcel ID: 28 5 16 2 009 023.000**

**Being all and the same lands and premises conveyed to Michael Brent Franklin and Jessica D. Franklin by Robert W. Deckard and Diane R. Deckard, Trustees, or their successors in trust, under the Deckard Living Trust, Dated October 17, 2006 and any amendments thereto in a Warranty Deed dated 02/03/2016 and recorded 02/03/2016 in Instrument No. 20160203000035930 in the Land Records of Shelby County, Alabama.**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on April 8, 2022

Michael Brent Franklin 4/12/2022  
Michael Brent Franklin

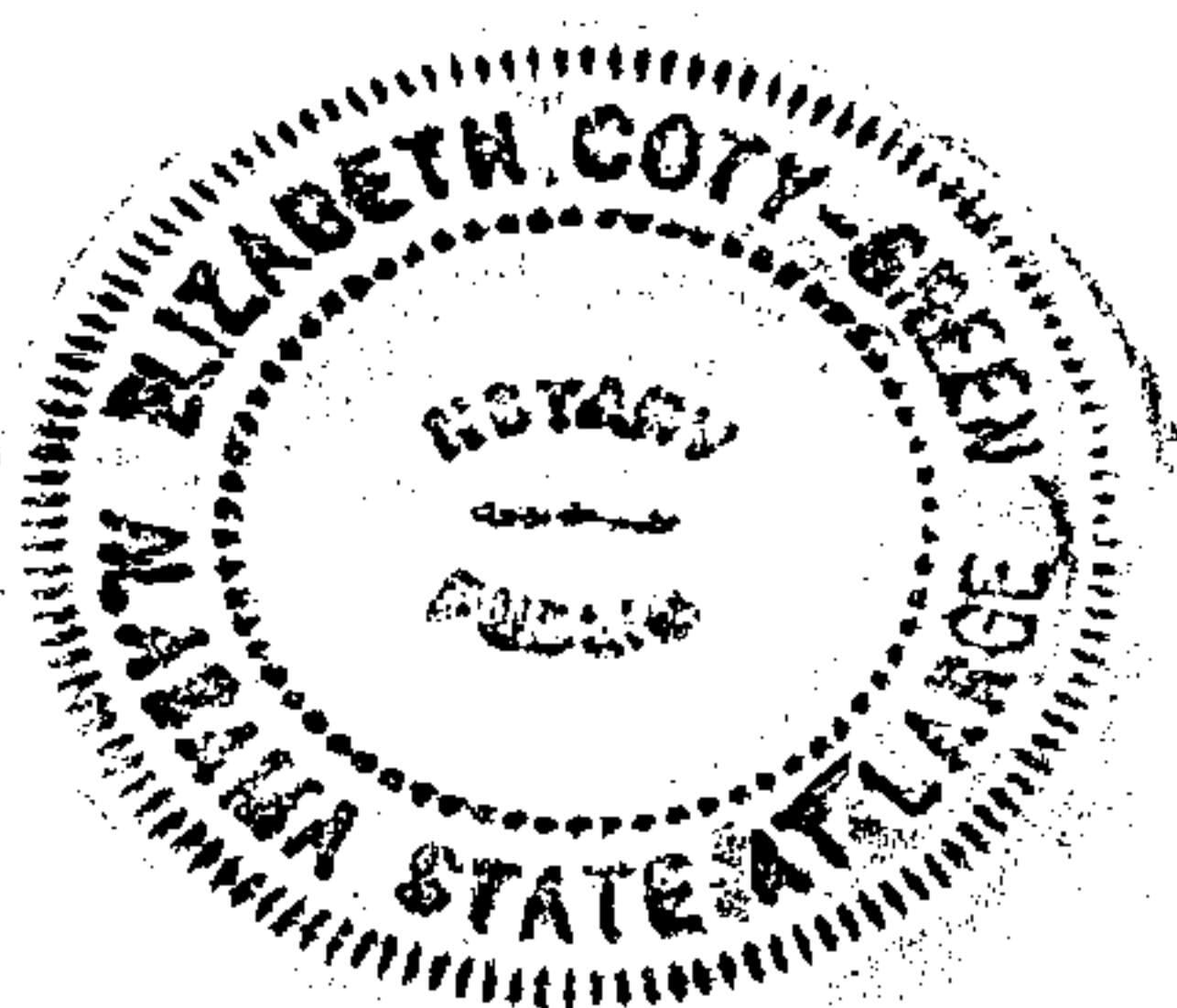
Jessica D. Ott  
Jessica D. Ott

STATE OF ARIZONA  
COUNTY OF COCHISE

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that ~~Michael Brent Franklin~~ and Jessica D. Ott whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 8th day of April, 2022

[Signature]  
Notary Public  
Commission 3/25/25



**ALL-PURPOSE ACKNOWLEDGEMENT**

STATE OF: ALABAMA

COUNTY OF: SHELBY

On this 12 day of April 2022, before me,  
William T. Middleton II, a Notary

Public, personally appeared

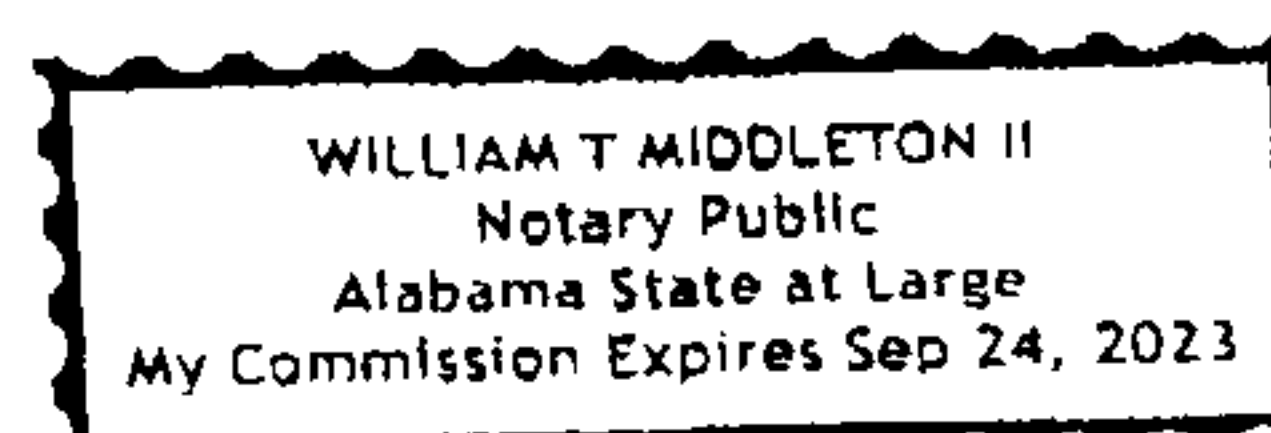
Michael Brent Franklin

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal:

(Seal)

Signature: [Signature]  
Printed Name: William T. Middleton II  
My commission expires: 9/24/2023



Description of attached document:

Title or type of document: QuitClaim Deed

Document date: 4/12/2022 Number of pages: 2

Signers other than the names above: Jessica D. Ott

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

|                  |                                                                                            |                         |                                                                     |
|------------------|--------------------------------------------------------------------------------------------|-------------------------|---------------------------------------------------------------------|
| Grantor's Name   | Michael Brent Franklin and<br>Jessica D. Ott, who acquired title<br>as Jessica D. Franklin | Grantee's Name          | Michael Brent Franklin                                              |
| Mailing Address  | 492 Camden Cove Circle, Calera,<br>AL 35040                                                | Mailing Address         | 492 Camden Cove Circle,<br>Calera, AL 35040                         |
| Property Address | 492 Camden Cove Circle, Calera,<br>AL 35040                                                | Date of Sale            | <u>April 12, 2022</u>                                               |
|                  |                                                                                            | Total Purchase Price    |                                                                     |
|                  |                                                                                            | or                      |                                                                     |
|                  |                                                                                            | Actual Value            | \$                                                                  |
|                  |                                                                                            | or                      |                                                                     |
|                  |                                                                                            | Assessor's Market Value | <u>150,200.00 (Full Value)</u><br><u>\$ 75,100.00 ( Half value)</u> |

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

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 4/12/2022

Print Michael Brent Franklin

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/02/2022 11:33:56 AM**  
**\$107.50 JOANN**  
**20220502000177690**

**Form RT-1**

*Allen S. Beal*