



20220504000182330 1/2 \$771.50
Shelby Cnty Judge of Probate, AL
05/04/2022 10:01:28 AM FILED/CERT

This instrument was prepared by:
Laura Montgomery Lee
CRITTENDEN PARTNERS, P.C.
Independence Plaza, Suite 305
Birmingham, Alabama 35209

SEND TAX NOTICE TO:
John O. Mason, III
987 Garland Cove
Birmingham, Alabama 35242

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS THAT PURSUANT TO THE AGREEMENT OF THE PARTIES executed on or about March 7, 2022 and for consideration stated therein, I or we, **Lisa N. Mason**, A Married Woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John O. Mason, III**, a Married Man (herein referred to as Grantee, whether one or more), all rights, title, interest and claim on or to the following described real estate, situated in Shelby County, Alabama:

Lot 3, according to the survey of Greystone, 9th Sector, Phase II, as recorded in Map Book 30, Page 15, in the Probate Office of Shelby County, Alabama.

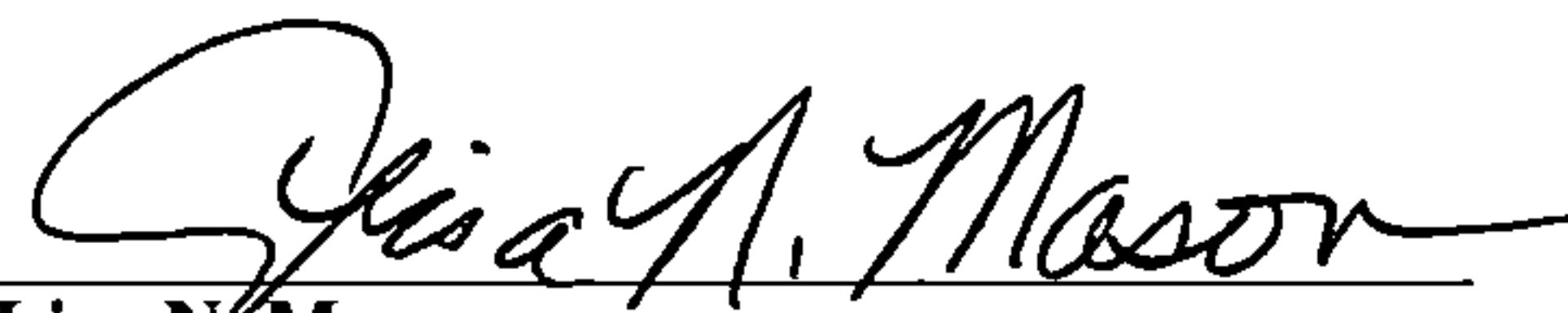
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

John O. Mason is one and the same person as John O. Mason, III.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs forever.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of April, 2022.


Lisa N. Mason

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lisa N. Mason**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 4th day of April, 2022.

EMILY ANNE MCCLENDON
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JUN. 22, 2024


NOTARY PUBLIC
My Commission Expires: June 22, 2024

Shelby County, AL 05/04/2022
State of Alabama
Deed Tax: \$746.50

Real Estate Sales Validation Form

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

Grantor's Name LISA N. MASON
Mailing Address 987 Garland Cove
Birmingham, AL
35242

Grantee's Name John O. Mason, III
Mailing Address 987 Garland Cove
Birmingham, AL
35242

Property Address 987 Garland Cove
Birmingham, AL
35242

Date of Sale April 4, 2022
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 1,492,490

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 \$746,245

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 5/4/22

Print Lindsay Van Noy

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested



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Form RT-1