

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Todd Green
1053 Inverness Cove Way
Hoover, AL 35242

20220525000211650
05/25/2022 11:38:11 AM
QCDEED 1/2

QUITCLAIM DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Ten (\$10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, to the undersigned grantor in hand paid by the grantee herein, I,

Scott Green, a married man

(hereinafter referred to as "Grantor") do quitclaim unto

Todd Green

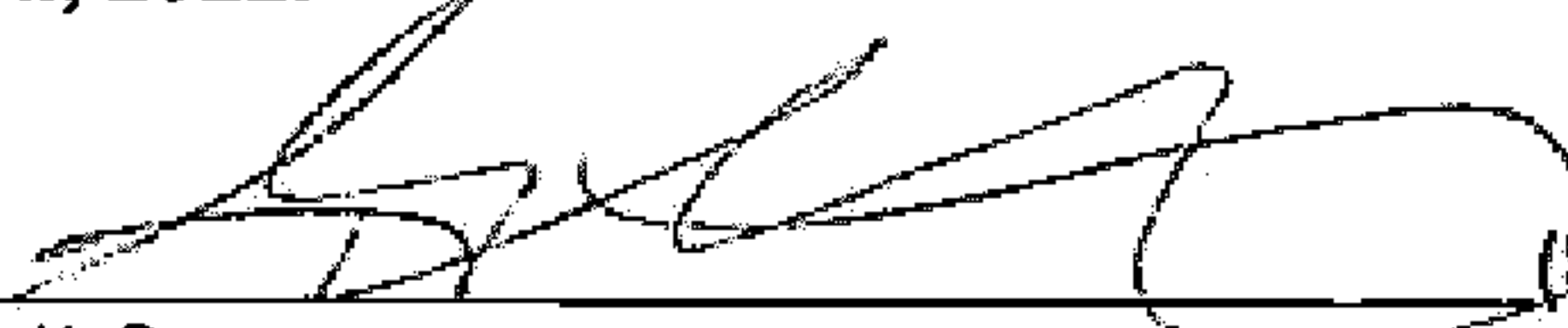
(hereinafter referred to as "Grantee") any interest I may own in the following described real estate situated in **Shelby** County, Alabama to-wit:

Lot 27B, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 1 - Resurvey #2, as recorded in the Map Book 36, Page 44, in the Probate Office of Shelby County, Alabama

The property described above is not the homestead of the grantor or his spouse.

TO HAVE AND TO HOLD Unto Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, I have set my hand and seal, this 21 day of April, 2022.



Scott Green

(Seal)




MORGAN WASSON
Notary Public, State of Ohio
My Commission Expires
Nov. 3, 2025

STATE OF Ohio
Ashland COUNTY

I, the undersigned Notary Public in and for said County and State, hereby certify that Scott Green 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 21 day of April, 2022.



Notary Public: Morgan Wasson
My Commission expires: Nov. 3, 2025

Real Estate Sales Validation Form

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

Grantor's Name	Scott Green	Grantee's Name	Todd Green
Mailing Address	1053 Inverness Cove Way Hoover, AL. 35242	Mailing Address	1053 Inverness Cove Way Hoover, AL. 35242
Property Address	1053 Inverness Cove Way Hoover, AL. 35242	Date of Sale	4/20/22
		Total Purchase Price	\$ 100.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

- | | |
|--|------------------------------------|
| <input checked="" type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | |

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	Print Dawn Bequell for David P. Condon P.
Unattested	Sign Dawn Bequell
(verified by)	(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/25/2022 11:38:11 AM
\$25.50 JOANN
20220525000211650

Allen S. Beyl