

This instrument was prepared by:
MASSEY, STOTSER & NICHOLS, PC
1780 Gadsden Highway
BIRMINGHAM, AL 35235
(205) 838-9000

Send tax notice to:
Monarch Realty
297 W. Valley Avenue
Homewood, AL 35209

QUIT CLAIM DEED

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS, 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.

THE STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of One Thousand Eight Hundred Forty-Five and 27/100 Dollars (\$1,845.27), which receipt is hereby acknowledged, to the undersigned Grantor, namely, North Shelby County Fire and Emergency Medical District, hereby releases, quitclaims, remise, and conveys any right, title or interest it may have, if any, to:

MONARCH REALTY

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

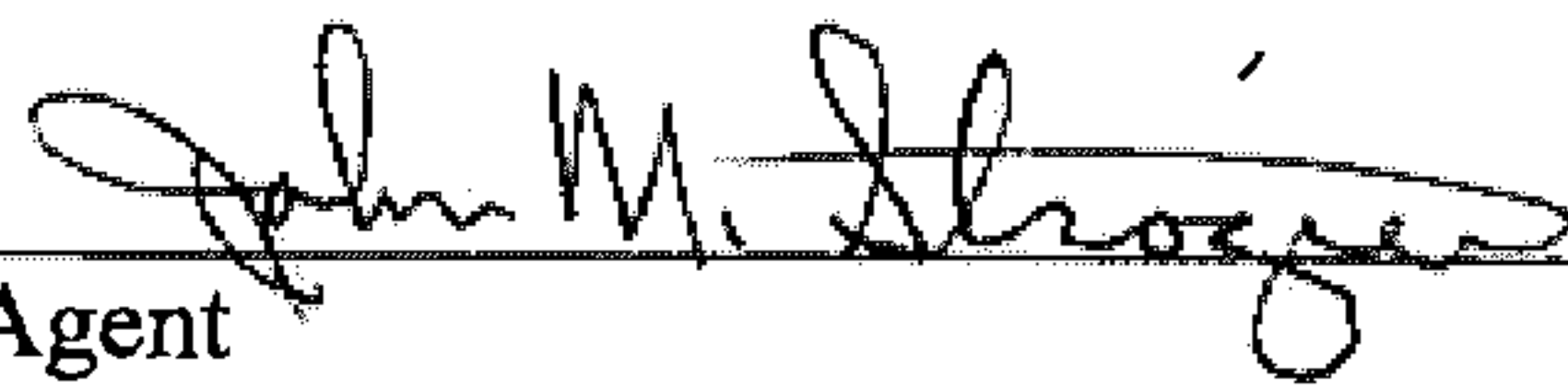
Property Address: 1060 ALPINE WAY, PELHAM, AL 35124

Legal Description: Lot 24, according to the map and survey of Spring Garden Estates, Second Sector, as recorded in Map Book 5, Page 12, in the Probate Office of Shelby County, Alabama.

PID: 10-9-29-0-002-037.000

TO HAVE AND TO HOLD to said GRANTEE forever.

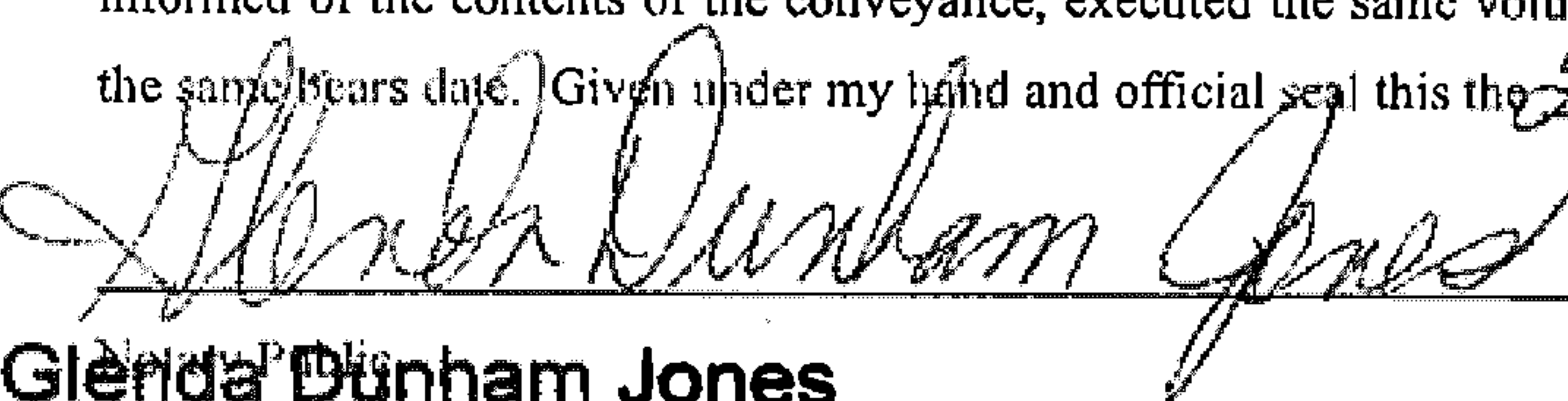
Given under seal, this 28th day of June, 2022.



Agent
North Shelby County Fire & Emergency Medical District

STATE OF ALABAMA)
COUNTY OF SHELBY)

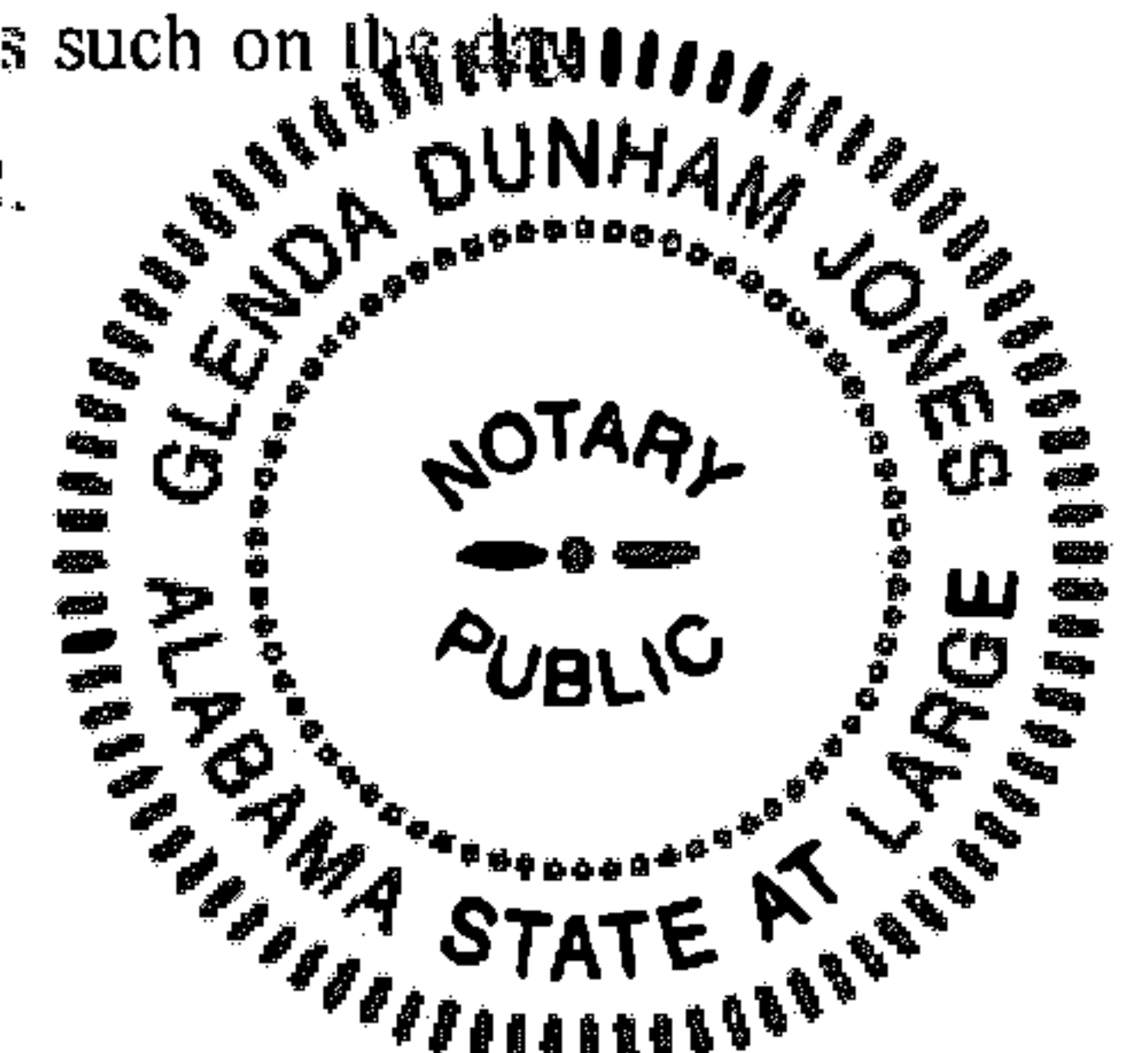
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that John M. Strozier whose name as Agent for North Shelby County Fire & Emergency Medical District and who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority as such on the day the same bears date. Given under my hand and official seal this the 28th day of June, 2022.



Glenda Dunham Jones
Notary Public

My Commission Expires
12/5/2023

17021.000 / 51-01060



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

Grantor's Name No. Shelby Co. Fire District
 Mailing Address 4617 Valleydale Road
Birmingham, AL 35242

Grantee's Name Monarch Realty
 Mailing Address 297 W. Valley Avenue
Homewood, AL 35209

Property Address 1060 Alpine Way
Pelham, AL 35124

Date of Sale 06/22/22
 Total Purchase Price \$ 1,845.27

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)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Fire Dues Sale

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).

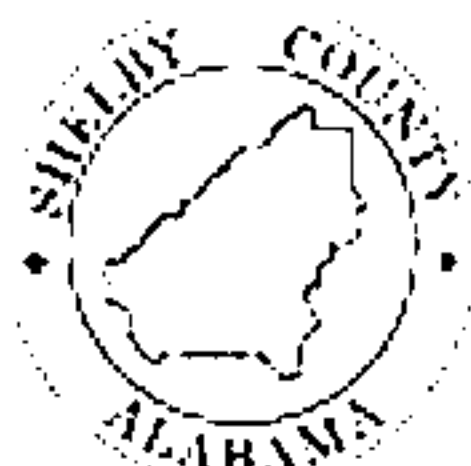
Date 06/22/22

Print Stephanie Lanier Weems

☐ Unattested

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

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/28/2022 01:31:24 PM
 \$27.00 BRITTANI
 20220628000257840

Alvin S. Boyd

Form RT-1