



20220726000291820 1/5 \$679.50
Shelby Cnty Judge of Probate, AL
07/26/2022 10:04:50 AM FILED/CERT

Prepared By

Peter Knowe
2012 Wilmington Place
Birmingham, Alabama
35242

After Recording Return To

Peter Knowe
2012 Wilmington Place
Birmingham, Alabama
35242

Space Above This Line for Recorder's Use

ALABAMA QUIT CLAIM DEED

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to:

One (1) individual under the name of Elena Grafova Koster, a married individual, residing at 2012 Wilmington Place, Birmingham, Alabama, 35242.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to Elena Grafova and Peter Knowe, a married couple, residing at 2012 Wilmington Place, Birmingham, Alabama, 35242 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Map Book 30 Page 023
p lot 5

Parcel number 10 2 03 0 0004 005 000



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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 for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

E. Grafova Date 07/26/2022

Grantor's Signature

Elena Grafova
2012 Wilmington Place,
Birmingham, Alabama, 35242



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State of Alabama

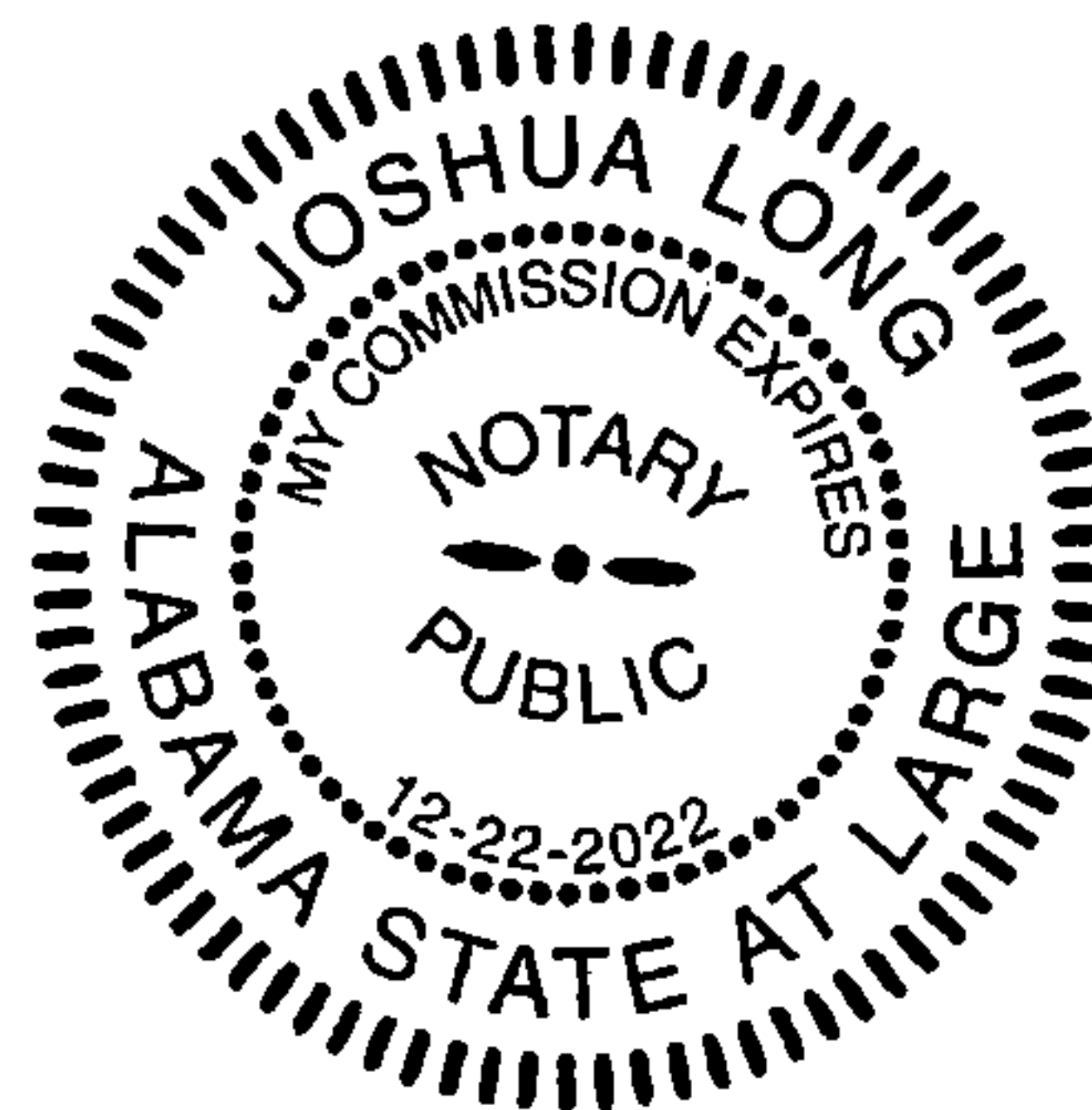
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elena Grapova whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 26 day of July, 20 22

[Signature] (SEAL)
Notary Public

My Commission Expires: December 22 2022

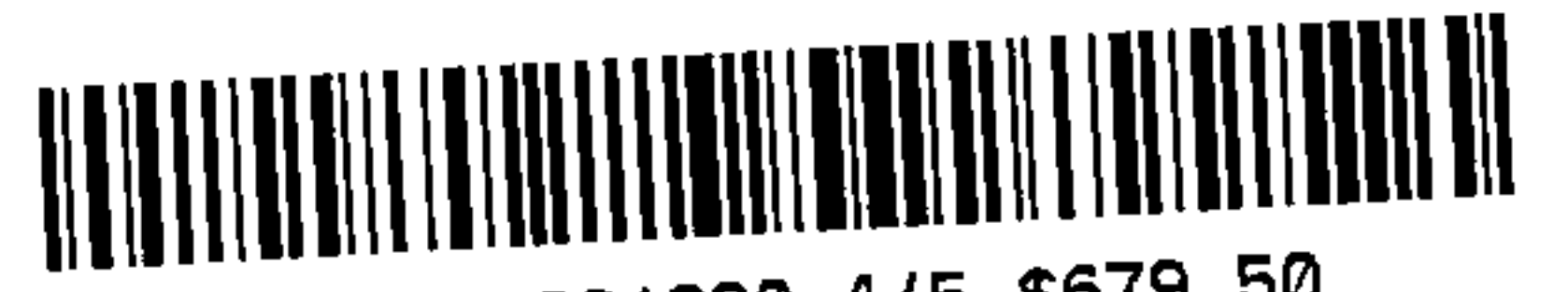


PROPERTY RECORD CARD - 2022

| LEGAL DESCRIPTION | | | | | |
|-------------------|--------------------------|------------|------------------|--------------------------|-------------------------------------------|
| PARCEL NUMBER: | 10 2 03 0 004 005.000 | | | | |
| MAP NUMBER: | 10 2 03 0 000 | CODE1: | 40 | CODE2: | 36 |
| SUB DIVISON1: | WILMINGTON PLACE AMENDED | | | More | MAP BOOK/PAGE: 30 023 |
| SUB DIVISON2: | WILMINGTON PLACE | | | | MAP BOOK/PAGE: 29 098 |
| PRI. LOT/BLOCK: | 5 | REMARKS: | | | |
| SEC. LOT/BLOCK: | | More | REMARKS: | | |
| ADDNL LOT/BLOCK: | | | | | |
| SECTION1: | 03 | TOWNSHIP1: | 19S | RANGE1: | 02W |
| SECTION2: | 00 | TOWNSHIP2: | 00 | RANGE2: | 00 |
| SECTION3: | 00 | TOWNSHIP3: | 00 | RANGE3: | 00 |
| SECTION4: | 00 | TOWNSHIP4: | | RANGE4: | |
| LOT DIM1: | 173.26 | LOT DIM2: | 258.90 | | |
| ACRES: | 1.010 | SQ FT: | 43,995.600 | | |
| PRI. MUN/ACRE: | 01-C(✓) | 0.000 | SEC. MUN/ACRE: | | 0.000 |
| CONDO NAME: | | | CONDO BOOK/PAGE: | | CONDO UNITS: |
| PARENT PARCEL: | | | COMMON AREA: | <input type="checkbox"/> | COMMON AREA INT: <input type="checkbox"/> |
| METES AND BOUNDS: | <div>ADVANCED (0)</div> | | | | |
| GENERAL REMARKS: | <div></div> | | | | |
| EFF. DATE | | INST. NBR: | | | |

Future Year Record Exists

Detail Parcels



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Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name ELENA GRAFOVA KOSTER
Mailing Address 2012 WILMINGTON PLACE
BIRMINGHAM AL
35242

Grantee's Name ELENA GRAFOVA
Mailing Address 2012 WILMINGTON PLACE
BIRMINGHAM AL
35252

Property Address 2012 WILMINGTON PLACE
BIRMINGHAM AL
35242

Date of Sale 7-22-22
Total Purchase Price \$1
or
Actual Value \$
or
Assessor's Market Value \$1,290,380 *1/2 Value 645,190*

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 ☐ Appraisal
☐ Sales Contract ☒ Other BOARD OF EQUALIZATION NOTICE
☐ 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 7-26-22

Print ELENA GRAFOVA KOSTER

☐ Unattested

Peter H. Knowlton
(verified by)

Sign

Elena Grafova
(Grantor/Grantee/Owner/Agent) circle one