

20220826000333940
08/26/2022 08:06:50 AM
QCDEED 1/4

THIS INSTRUMENT PREPARED BY:
AMY R. MILLING
ROLAND MILLING LAW LLC
310 CANYON PARK DR.
PELHAM, AL 35124

DESCRIPTION FURNISHED BY GRANTEE
NO SURVEY EXAMINED AND NO TITLE
TITLE EXAMINATION MADE BY THIS
ATTORNEY. SOURCE OF TITLE:
20081009000398870 SHELBY COUNTY,
JUDGE OF PROBATE, AL
10/09/2008

QUITCLAIM DEED

STATE OF ALABAMA }
SHELBY COUNTY }

72285696 -
8300569

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration and pursuant to the Agreement made a part of that Final Decree of Divorce Case No. DR-2020-900509 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Juliane Burdette**, aka, **Julian Burdette**, an unmarried woman (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to **Jeremy Burdette** (hereinafter called Grantee) all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

LOT 356, ACCORDING TO THE SURVEY OF OLD CAHABA OAK RIDGE
SECTOR (SECOND ADDITION) AS RECORDED IN MAP BOOK 27, PAGE 52,
SHELBY COUNTY, ALABAMA RECORDS.

SUBJECT TO:

RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD IN THE
PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns
forever.

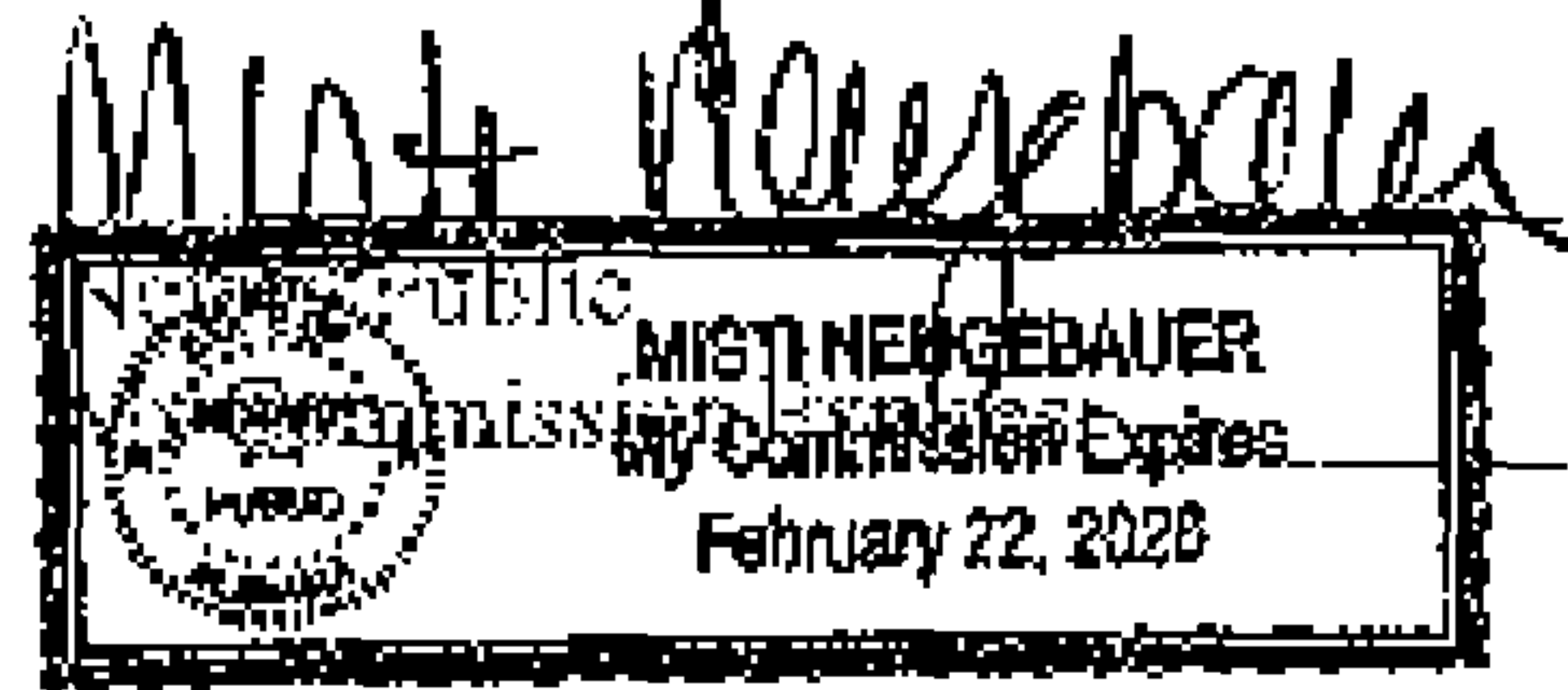
Given under my hand and seal, this the 2 day of May, 2022.


Juliane Burdette

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Juliane Burdette**, an unmarried woman, 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 conveyance she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2 day of May, 2022.



Send tax notice to:
Jeremy S. Burdette
1633 Old Cahaba Court
Helena, Alabama 35080

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13 4 20 2 002 116.000

Land situated in the County of Shelby in the State of AL

LOT 356 ACCORDING TO THE SURVEY OF OLD CAHABA OAK RIDGE SECTOR SECOND ADDITION AS
RECORDED IN MAP BOOK 27, PAGE 52, SHELBY COUNTY, ALABAMA RECORDS.

SOURCE OF TITLE: DEED INSTRUMENT NUMBER 20081009000398870.

Commonly known as: 1633 Old Cahaba Ct, Helena, AL 35080-7055

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR
INFORMATIONAL PURPOSES.

Source of Title: Book, Page.

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

Grantor's Name Juliane Burdette AKA Julian Burdette
 Mailing Address 1633 Old Cahaba Ct
Helena, AL 35080

Grantee's Name Jeremy S. Burdette
 Mailing Address 1633 Old Cahaba Ct
Helena, AL 35080

Property Address 1633 Old Cahaba Ct
Helena, AL 35080

Date of Sale 5/2/2022
 Total Purchase Price \$ 10,00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/26/2022 08:06:50 AM
 \$173.50 JOANN
 20220826000333940

or
 Actual Value \$

or
 Assessor's Market Value \$ 142,350.00

The purchase price or actual value *Allen S. Boyd* 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 Market Value

☐ 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 5-20-2022

Print Jeremy Burdette

Unattested

Sign X

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1