



20220929000372580 1/3 \$121.50
Shelby Cnty Judge of Probate, AL
09/29/2022 09:02:21 AM FILED/CERT

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of Five Hundred Dollars and 00/100 (\$ 500.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Karen R. Vernon, a married woman**, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Skylar Swyade Harris** and **Stormy Jshade Harris**, hereinafter known as the **GRANTEE**, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the NW 1/4 of NE 1/4 of Section 23, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the southeast corner of Lot 8, Block 5, Green Valley 2nd Sector, a map of which is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 21 run in an easterly direction along an extension of the South line of said lot 8 for a distance of 264.68 feet to the point of beginning; thence turn an angle to the right of 180 degrees and run in a westerly direction for a distance of 165.12 feet; thence turn an angle to the right of 85 degrees 00 minutes and run in a northwesterly direction for a distance of 234.08 feet to the southwest corner of Lot 30, Block 5, of said Green Valley 2nd Sector; thence turn an angle to the right of 90 degrees and run in a northeasterly direction along the South line of said Lot 30, Block 5 for a distance of 140 feet to the southeast corner of said Lot 30; thence turn an angle to the right and run in a southeasterly direction along the West right of way line of a county road to its intersection with the East line of said 1/4-1/4 section; thence turn an angle to the right and run along said East line of said 1/4-1/4 section to the point of beginning.

The legal description herein was provided by the GRANTEE and was taken from that certain title commitment prepared by Shelby County Abstract & Title Co., Inc., under commitment # S-2022-28645, and was made without the benefit of a survey.

Shelby County, AL 09/29/2022
State of Alabama
Deed Tax: \$93.50



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TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 21 day of Sept., 2022.

KAREN R. VERNON

Grantor

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Karen R. Vernon, a married woman*, 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 Sept., 2022.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

Closing did not occur in the
office of preparer.



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Real Estate Sales Validation Form

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

Grantor's Name KAREN VERNON
Mailing Address 234 Wooten Rd.
Alabaster, AL 35007

Grantee's Name SKYLAR HARRIS et al
Mailing Address 234 Wooten Rd.
Alabaster, AL 35007

Property Address 234 Wooten Rd.
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ 500.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ 93,300.-

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 Tax Records

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 9/21/22

Unattested

(verified by)

Print Karen B Vernon

Sign Karen B Vernon

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1