

20220930000375720
09/30/2022 01:02:50 PM
QCDEED 1/3

When Recorded Mail to:

SPRUCE
6100 TENNYSON PARKWAY STE 225
PLANO, TX 75024

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Message To:

JULIE WEHNER
1034 REGENT PARK DR
BIRMINGHAM, AL 35242

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 16th day of September, 2022, by first party **BRADLEY ROSSMAN WEHNER AND JULIE ANN WEHNER, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 1034 REGENT PARK DR, BIRMINGHAM, AL 35242 to second party, **JULIE ANN WEHNER, UNMARRIED WOMAN**, whose mailing address is 1034 REGENT PARK DR, BIRMINGHAM, AL 35242.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of BIRMINGHAM, County of JEFFERSON, State of ALABAMA to wit:


Lot 122, according to the Survey of The Village at Highland Lakes, Regent Park Neighborhood, an Eddleman Community, as recorded in Map Book 37, Page 130, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument #20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument #20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

APN: 09 2 03 0 003 057.000

Property Address: 1034 REGENT PARK DR, BIRMINGHAM, AL 35242

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.



JULIE ANN WEHNER

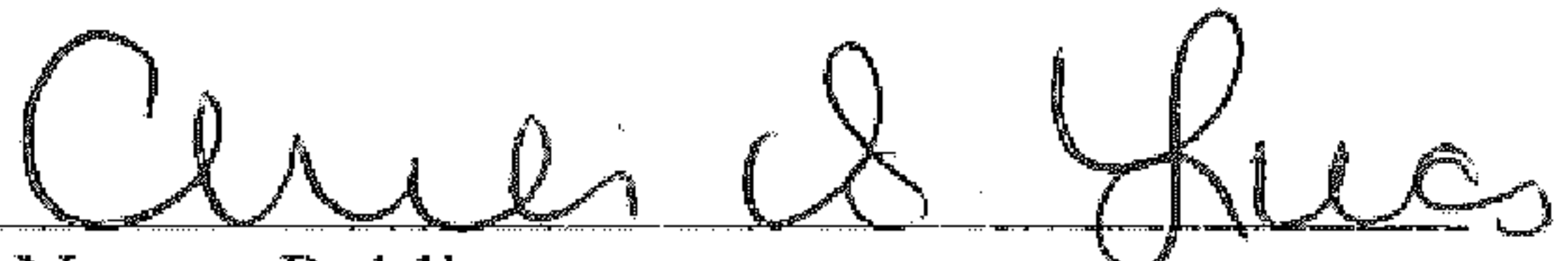


BRADLEY ROSSMAN WEHNER

STATE OF ALABAMA }
COUNTY OF Jefferson } SS.

I, Chelsi S. Lucas, a Notary Public, hereby certify that **JULIE ANN WEHNER AND BRADLEY ROSSMAN WEHNER**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 10th day of September, 2022.

Chelsi S. Lucas
Notary Public, Alabama State at Large
My Commision Expires 11/01/2022



Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2022 01:02:50 PM
 \$250.00 JOANN
 20220930000375720

20220930000375720 09/30/2022 01:02:50 PM QCDEED 3/3

Chelsi S. Lucas

Real Estate Sales Validation Form

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

Grantor's Name Julie Wennor Grantee's Name Julie Wennor
 Mailing Address 1034 Regent Park Dr Mailing Address 1034 Regent Park Dr
Birmingham, AL 35242 Birmingham, AL 35242
 Property Address 1034 Regent Park Dr Date of Sale September 16, 2022
Birmingham, AL 35242 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 22,900

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
 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 09/16/2022 Print Julie Wennor
 Unattested Chelsi S. Lucas Sign Julie Wennor
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Chelsi S. Lucas
 Notary Public, Alabama State at Large
 My Commission Expires 11/01/2022