20221024000398370 1/2 $210.00
Shelby Cnty Judge of Probate, AL
10/24/2022 10:54:59 AM FILED/CERT

This document prepared by:
Amy R. Milling, Attorney
Roland Milling Law LLC
Pelham, AL 35124

(No survey examined and no title examination made by this attorney.) Legal description furnished by Grantor. Source of Title 20200701000272510 recorded in the Probate Judge's Office of Shelby County, Alabama on 07/01/2020

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: in consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration and pursuant to the Agreement made a part of that final Decree of Divorce Case number 58-DR-2022-900100.00, in hand paid to the undersigned the receipt whereof is hereby acknowledged, the undersigned Ikenna Keazor, an unmarried man (hereinafter called Grantor) hereby remises, releases, quit claims, sells, and conveys to LaQuoyah McDaniel (hereinafter called Grantee) all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama to with:

Lot 36, according to the survey of The Woodlands, Sector 1, as recorded in Map Book 27, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of $293,969.00.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 14 day of Oct, 2022.

Ikenna Keazor (L.S.)
Ikenna Keazor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Ikenna Keazor,** an unmarried man, 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 the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of October, 2022.

Amy R. Milling
Notary Public
My commission expires AUGUST 17, 2025

AMY R. MILLING
MY COMMISSION EXPIRES
AUGUST 17, 2025
NOTARY PUBLIC
STATE OF ALABAMA

Send tax notice to:
Laquoyah McDaniel
1648 Oak Park Lane
Helena, AL 35080

Shelby County, AL 10/24/2022
State of Alabama
Deed Tax:$185.00

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Real Estate Sales Validation Form

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

Grantor's Name	Ikenna Keazor and LaQuoyah M	Grantee's Name	LaQuoyah McDaniel
Mailing Address	1933 Pebble Lake Circle Birmingham, AL 35235	Mailing Address	1648 Oak Park Lane Helena, AL 35080
Property Address	1648 Oak Park Lane Helena, AL 35080	Date of Sale	
		Total Purchase Price	$
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$ 369,900 /2 = 184,950

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 Shelby County Tax Assessor

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 10/14/22 Print LaQuoyah McDaniel

____ Unattested _____ Sign LMcDaniel
(verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1