

This instrument prepared by:
Adrian B. Dunning
400 Office Park Drive, Suite 112
Birmingham, AL 35223

SEND TAX NOTICE TO:
ANDREW T. DANEN
149 CRISFIELD CIRCLE
CALERA, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY



20221103000412160 1/2 \$109.50
Shelby Cnty Judge of Probate, AL
11/03/2022 11:36:38 AM FILED/CERT

QUITCLAIM DEED

Know All Men By These Presents, That for and in consideration of the sum of one and no/100 dollars (\$1.00) and other good and valuable consideration, including but not limited to the Divorce Agreement executed by the Grantor and Grantee in Case No.58-DR-2022-900454 in the Circuit Court of Shelby County, Alabama, the receipt whereof is hereby acknowledged, I, Melissa Janeth Danen, (grantor) an unmarried woman, do quitclaim, grant, and convey unto Andrew Thomas Danen (herein referred to as Grantee), all of my right, title and interest, and claim, if any, in or to the following described real estate, to wit:

Lot 16, according to the plat of Chesapeake Subdivision, as recorded in Map Book 37 Page 123 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

This deed was prepared from data furnished by the grantee, no title examination was requested or undertaken, the preparer of this instrument has not reviewed the status of title on this property, has not been employed to do so, and acts only as the drafter of this instrument.

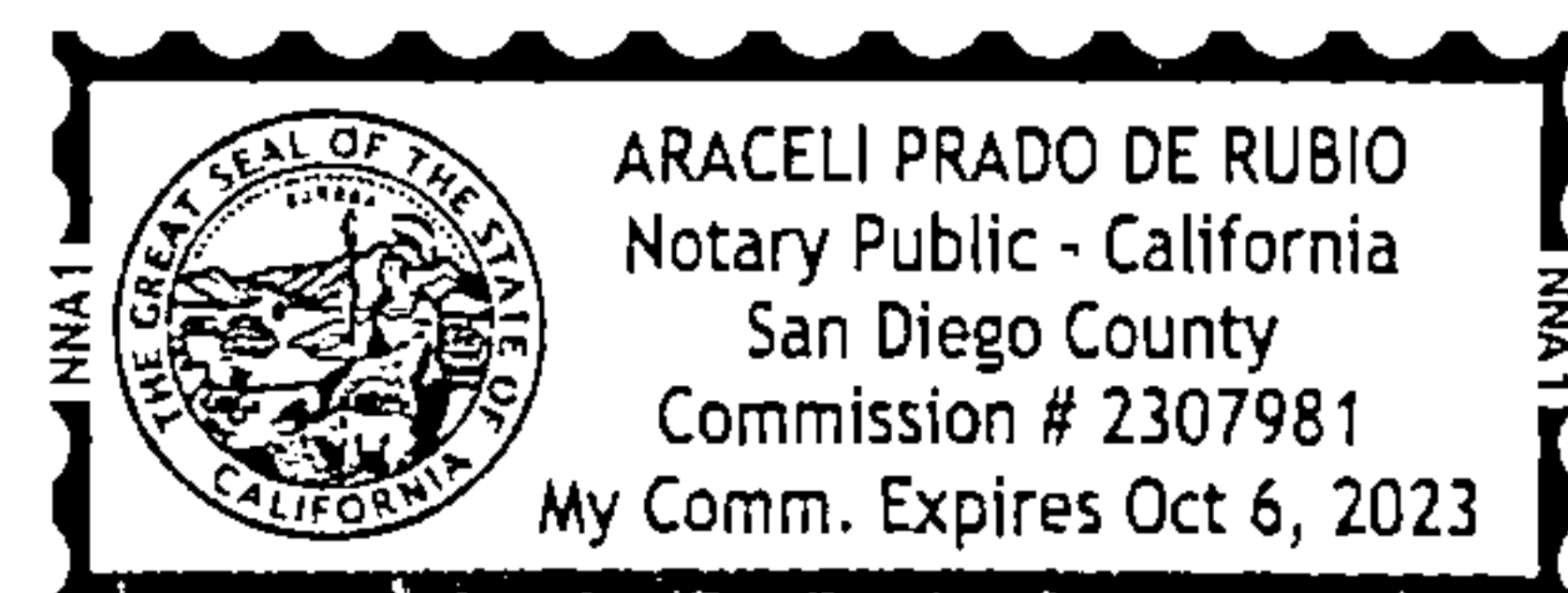
TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of October, 2022


Melissa Janeth Danen

State of California

San Diego County



I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, *Melissa Janeth Danen*, 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 above conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28 of October, 2022


Notary Public

My Commission Expires:

10/06/2023

Shelby County, AL 11/03/2022
State of Alabama
Deed Tax: \$84.50

Real Estate Sales Validation Form

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

Grantor's Name Melissa Danen
Mailing Address 149 Crisfield Cir
Alabaster AL 35007

Grantee's Name Andrew Danen
Mailing Address 149 Crisfield Cir
Alabaster AL 35007

Property Address 149 Crisfield Cir
Calera, AL 35040

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 168,600



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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 Value. \$ 84,300

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 11/3/22

Print [Signature]

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1