

20221222000457880
12/22/2022 08:07:12 AM
QCDEED 1/5

INSTRUMENT PREPARED BY

Brandon Prince
BHM Law Group, LLC
1330 21st Way South, Suite 100
Birmingham, AL 35205

Property Address:
451 5th Avenue Southeast
Alabaster, AL 35007

Grantee's Address:
451 5th Avenue Southeast
Alabaster, AL 35007

STATE OF Alabama
COUNTY OF Shelby

QUITCLAIM DEED

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 in hand paid to Anthony Buckhannon, a widower, Leshia Wilson, a married woman, Marilyn Buckhannon, an unmarried woman, Melissa Buckhannon, an unmarried woman (heirs at law of Essie Buckhannon, deceased on or about 1-17-2017) (the subject property is not the grantors homestead) (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Willie Ann Oden, a widow, Latisha Oden, an unmarried woman, Warlene Oden, an unmarried woman, Dennis Oden, an unmarried man, Boise Oden Jr., a married man, Alvy Oden (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee(s), forever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 16th of December, 2022.


Anthony Buckhannon


Leshia Wilson

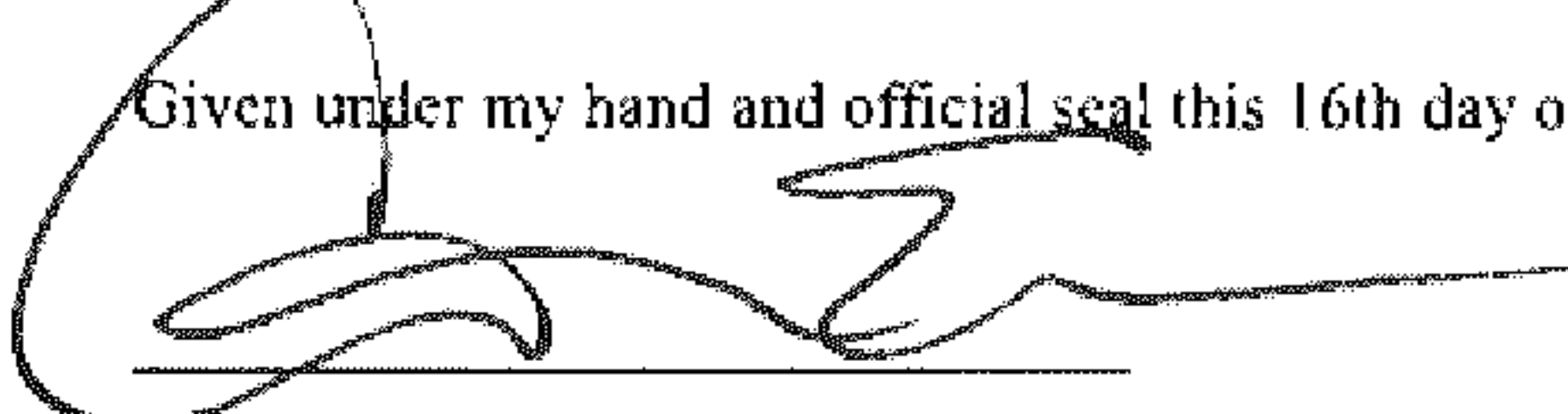

Marilyn Buckhannon


Melissa Buckhannon

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Anthony Buckhannon, Leshia Wilson, Marilyn Buckhannon, Melissa Buckhannon whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of December, 2022.



Notary Public
My Commission Expires:

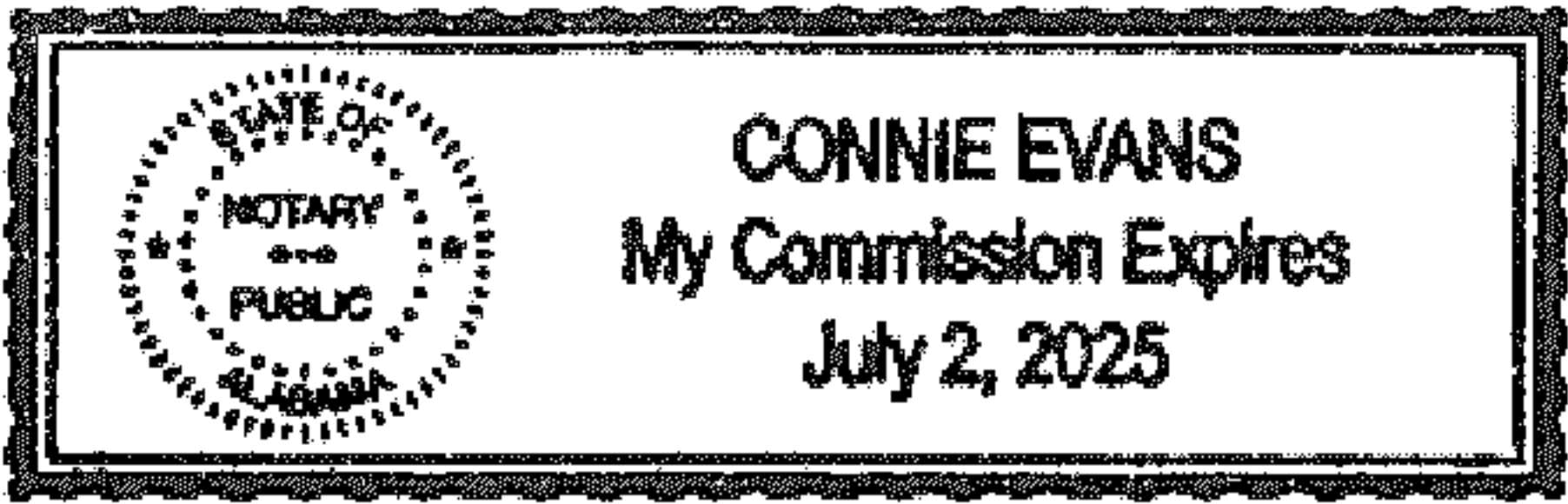


EXHIBIT "A"

Property Address: 451 5th Avenue Southeast
Alabaster, AL 35007

Commence at the SW Corner of the NE 1/4 of the NW 1/4 of Section 1, Township 21 South, Range 3 West, Shelby County, AL, thence run North 108 feet, thence run South 15 feet to the POB, thence turn an interior angle to the right of 62°14'07" for a distance of 80.73 feet; thence turn an interior angle to the right of 114°09'38" for a distance of 141.90 feet; thence turn an interior angle to the right of 138°12'11" for a distance of 87.79 feet; thence turn an interior angle of 45°24'04" for a distance of 240.87 feet to the point of beginning. All lying and being in Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Anthony Buckhannon, Leshia Wilson,
Marilynn Buckhannon & Melissa BuckhannonMailing Address 474 5th Ave SE
Alabaster, AL 35007Property Address 451 5th Avenue Southeast
Alabaster, AL 35007Grantee's Name Willie Ann Oden, Latesha Oden,
Darleen Oden, Dennis, Oden, Boise
Oden, and Alvy OdenMailing Address 451 5th Avenue Southeast
Alabaster, AL 35007Date of Sale December 20, 2022Total Purchase Price \$10.00

Or

Actual Value \$ 23,000

Or

Assessor's Market Value \$ _____

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 12/21/22Print Brandon Prince

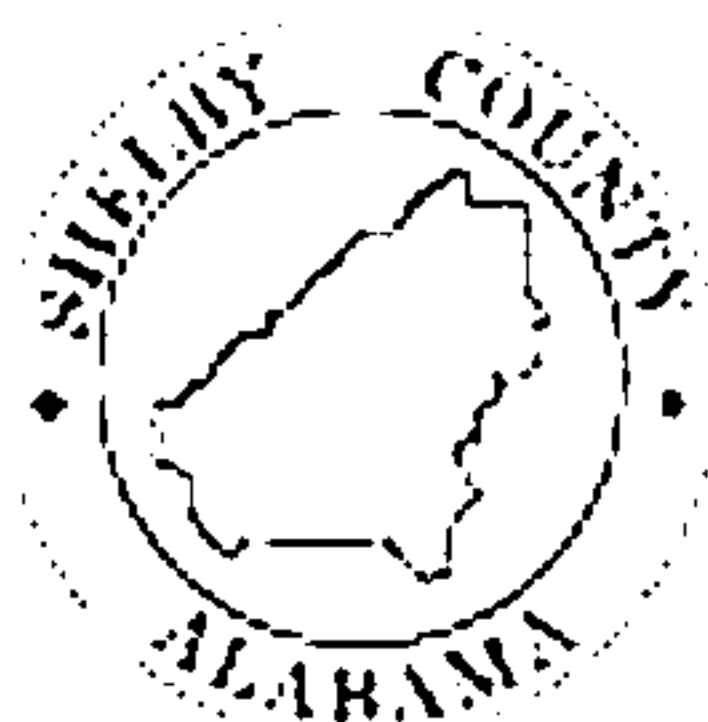
Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

20221222000457880 12/22/2022 08:07:12 AM QCDEED 5/5



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2022 08:07:12 AM
\$63.00 JOANN
20221222000457880

Allen S. Bayl

Form RT-1