

## QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

This Quitclaim deed, executed dated listed below by Grantors, **MICKEY B. CROWE AND SPOUSE, BENNIE E. CROWE, JR.**, a husband, and wife, conveying property that is their primary residence and homestead, do QUITCLAIM, RELEASE, REMISE AND CONVEY for \$10 paid by the Grantees, receipt and sufficiency acknowledged unto the Grantee, Mickey B. Crowe, all our interest in the following described real property, the following described real property, situated in SHELBY COUNTY, ALABAMA, viz:

LOT 289-B ACCORDING TO THE RESURVEY OF LOTS 287, 288, 289, RIVERCHASE COUNTRY CLUB, 9<sup>TH</sup> ADDITION, AS RECORDED IN MAP BOOK 22, PAGE 1 IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The drafter makes no warranties as to the sufficiency of the interest conveyed.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title and interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever. We are lawfully seized in fee simple of said real property, and that it is free

from all encumbrances; that we have a good right to sell and convey the same as previously mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this

1/24/2023.

*Bennie E. Crowe, Jr. by Mickey B. Crowe P.O.A.*  
BENNIE E. CROWE, JR. BY AND THROUGH HIS AGENT, MICKEY B. CROWE

*Mickey B. Crowe*  
MICKEY B. CROWE

*Recorded at #2023006062  
Jefferson County Al probate.*

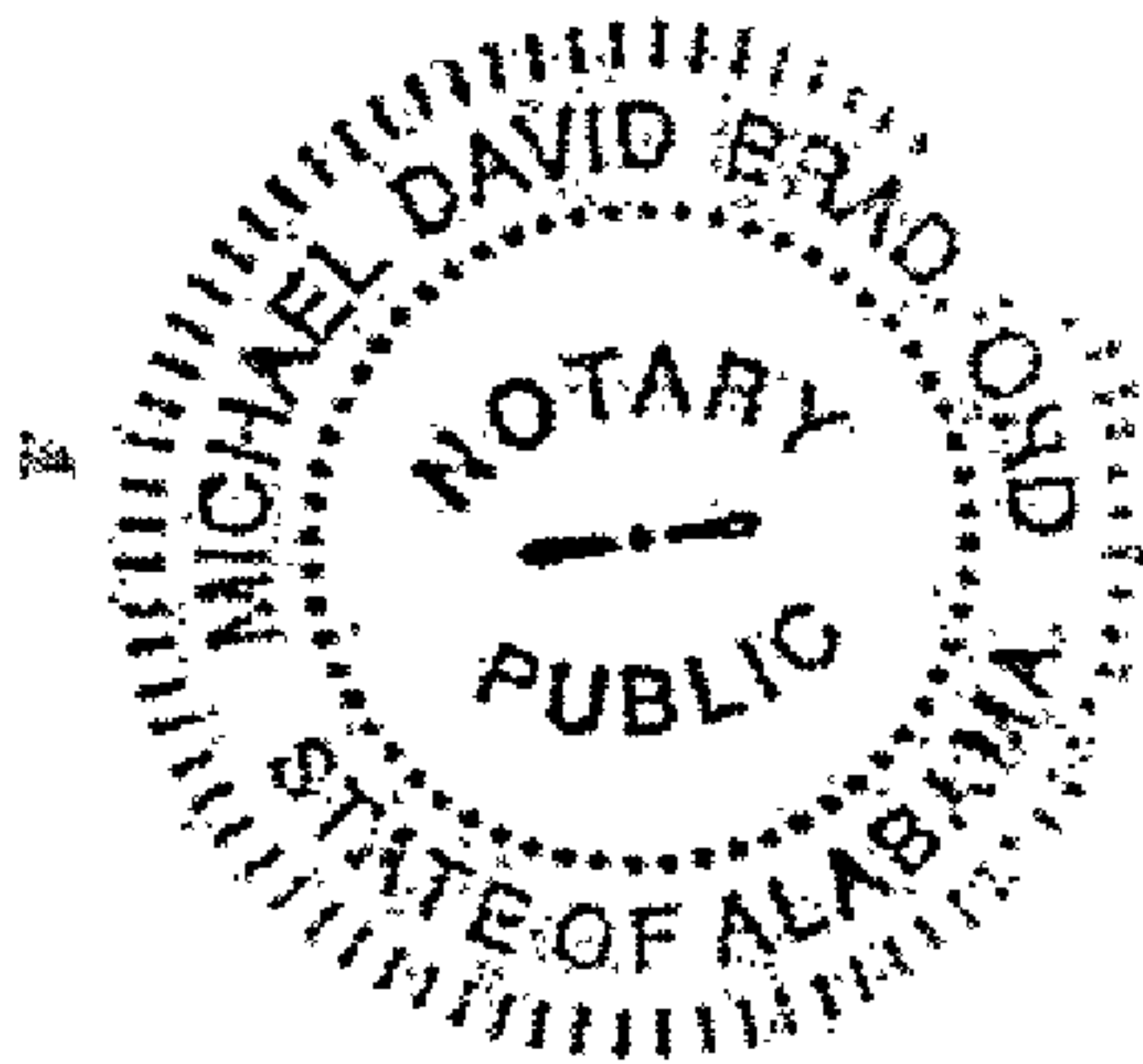
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **MICKEY B. CROWE AND SPOUSE, BENNIE E. CROWE, JR., BY AND THROUGH HIS AGENT, Mickey B. Crowe, WITH FULL AUTHORITY, in her capacity as Agent, husband and wife, whose names 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, executed the same voluntarily on the day the same bears date.**

Given under my hand and official seal, this 1/24/2023.

*Michael David Bradford*  
Notary Public

My Commission Expires 04/14/2026



Prepared by:  
Bradford & Holliman LLC  
John R. Holliman  
803 Garland Ferry Road  
Scottsboro, AL 35768

Real Estate Sales Validation Form

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

Grantor's Name Mickey + Bennie Crowe Grantee's Name Mickey Crowe
Mailing Address 905 Lake Forest Cir. Mailing Address 905 Lake Forest Cir.
Birmingham, AL Birmingham, AL
35244 35244

Property Address 905 Lake Forest Cir. Date of Sale
Birmingham, AL Total Purchase Price \$
35244 or
Actual Value \$
Assessor's Market Value 404,450.00

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
[X] Appraisal
Other

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 12-6-23

Print Carol Winning

Unattested

Sign Carol Winning

(verified by) Filed and Recorded (Grantor/Grantee/Owner/Agent) circle one

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/26/2023 03:57:39 PM
\$432.50 JOANN
20230126000022330

Form RT-1



Allen S. Beal