

**This instrument prepared by:**  
Beddow, Erben, Bowen & Wales, P.A.  
2025 Third Avenue, North Suite 102  
Birmingham, Alabama 35203  
(205) 322-7651

**SEND TAX NOTICE TO:**  
Carolyn A. Spann  
4032 Guilford Rd.  
Birmingham, AL 35242

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THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE/SHE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF AND NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAS BEEN MADE.

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**QUITCLAIM DEED**



20230227000052050 1/2 \$27.00  
Shelby Cnty Judge of Probate, AL  
02/27/2023 11:29:55 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE AND NO/00 (\$1.00) DOLLAR and the entry of the "Final Judgment of Divorce" in the case of *Spann v. Spann*, Jefferson County, Alabama, Circuit Court Case DR-2023-900007.00 the receipt whereof is acknowledged, I, **William A. Spann**, a married man ( herein referred to as Grantor) do grant, bargain, sell and convey unto **Carolyn A. Spann**, (herein referred to as Grantee) all my right, title and interest in the following described real estate, if any there be, situated in Shelby County, Alabama, to-wit:

**LOT 16, ACCORDING TO THE FINAL RECORD PLAT OF GREYSTONE FARMS, GUILFORD PLACE, PHASE 2, AS RECORDED IN MAP BOOK 22, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Parcel ID(s): 03-8-34-0-008-016.00**

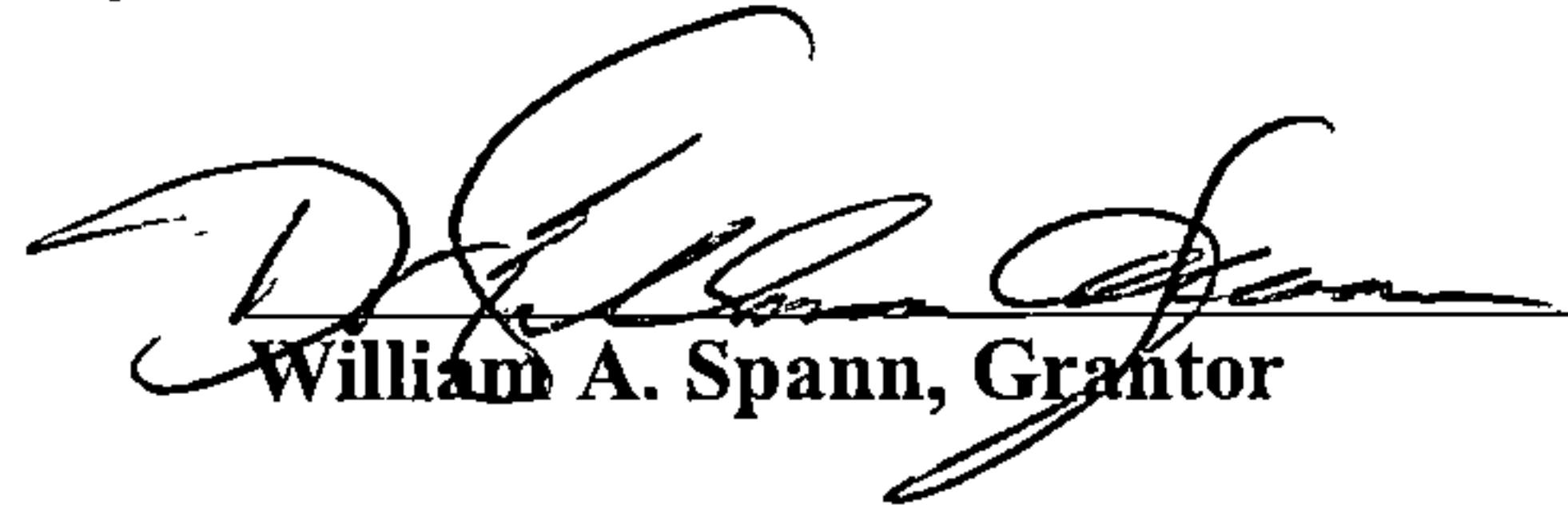
**Source of Title: Instrument Number 200601170000240600**

**For ad valorem tax purposes only, the address for the above-described property is 4032 Guilford Road, Birmingham, AL 35242.**

**Subject to: All Easements, Restrictions and Right of Way of Record.**

**Carolyn A. Carter, Carolyn Spann, and Carolyn A. Spann are one in the same person.**


IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 15<sup>th</sup> day of Feb, 2023.

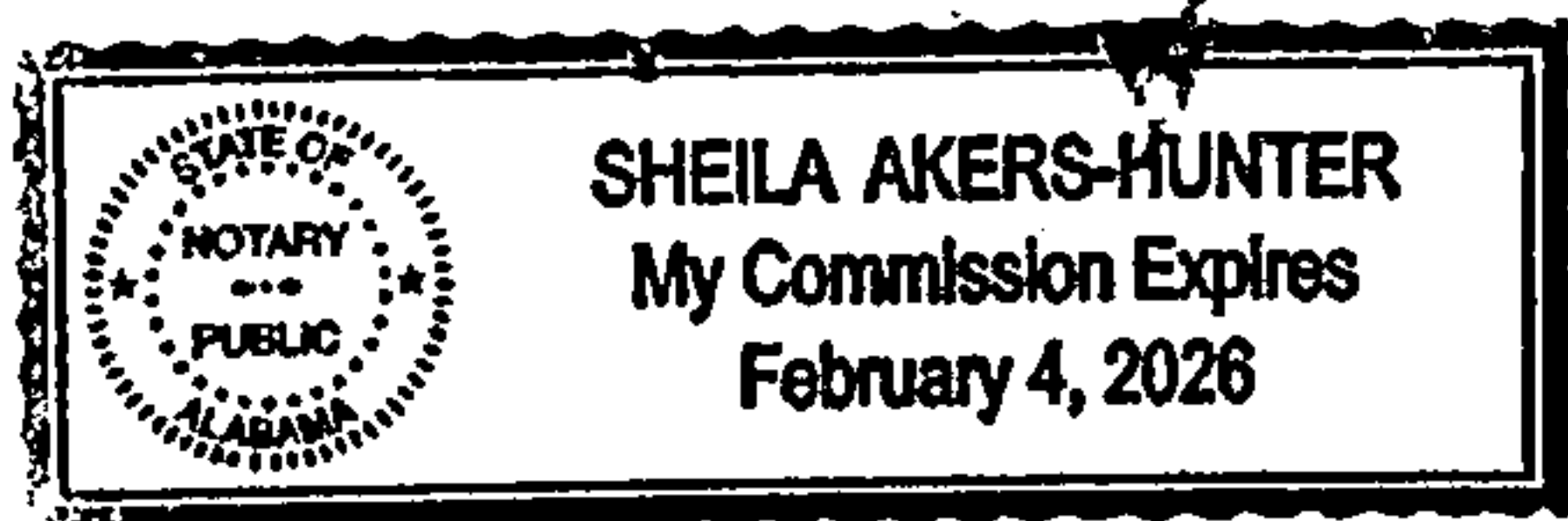
 (seal)  
William A. Spann, Grantor

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned Notary Public in and for said County and State, hereby certify that William A. Spann, 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, s/he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of Feb, 2023.

  
Notary Public



My Commission Expires: Feb. 4, 2026

Real Estate Sales Validation Form



20230227000052050 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
02/27/2023 11:29:55 AM FILED/CERT

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

Grantor's Name William A. Spann
Mailing Address 304 Sun Valley Road
Centerpoint, AL 35215

Grantee's Name Carolyn A. Spann
Mailing Address 4032 Guilford Road
Birmingham, AL 35242

Property Address 4032 Guilford Road
Birmingham, Alabama 35242

Date of Sale 2/15/2023
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$287,700.00

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
Appraisal
Other 2022 Shelby County Assessment (checked)
TO CLEAR TITLE

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 2/21/2023

Print Jennifer K. Wales

Unattested (verified by)

Sign (Handwritten signature)
(Grantor/Grantee/Owner/Agent) circle one