

This instrument prepared by:
Cameron W. Elkins
Inman & Associates LLC
500 2nd Avenue South
Clanton, AL 35045



20230302000058000 1/3 \$177.00
Shelby Cnty Judge of Probate, AL
03/02/2023 02:10:40 PM FILED/CERT

QUITCLAIM DEED

SEND TAX NOTICES TO:

1142 Emerald Ridge Drive
Calera, AL 35040

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

~~KNOW YE ALL MEN BY THESE PRESENTS:~~

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Dollars and 0/100 (\$100.00) and other good and valuable considerations, in hand paid to **Joshua Mahone**, (hereinafter called the **GRANTOR**) the receipt whereof is hereby acknowledged, the **GRANTOR**, does hereby REMISE, RELEASE, QUITCLAIM, and CONVEY unto **Laconya Mahone**, (hereinafter called the **GRANTEE**), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 113, according to the Survey of Emerald Ridge Sector II, as recorded in Map Book 38, Page 112, in the Probate Office of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and or affecting the subject property.

~~NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.~~

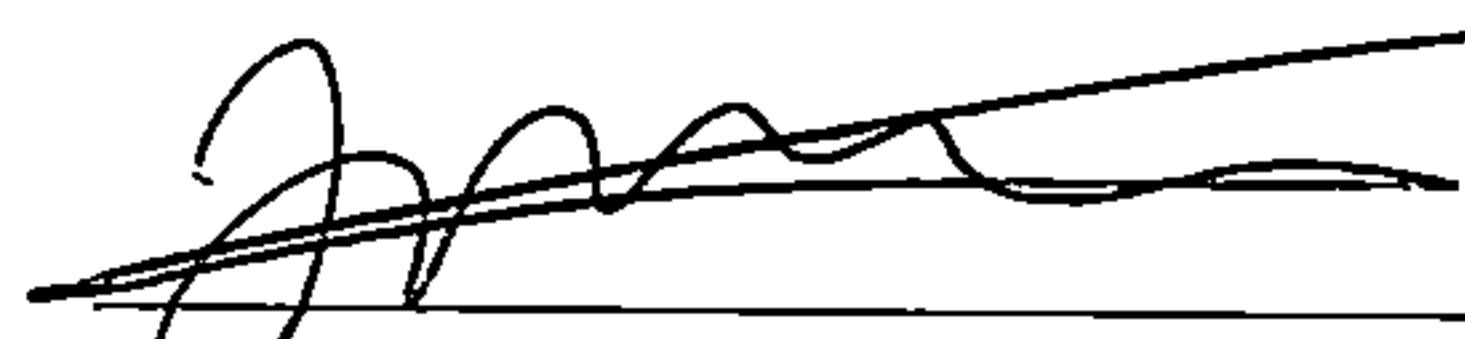
NOTE: This conveyance was made pursuant to an Pendente Lite order from a pending divorce action in Shelby County Circuit Court (58-DR-2021-900259).

Prior Deed Reference: Book 2020, Page 1109000512700.

TO HAVE AND TO HOLD to said Grantee forever.

Shelby County, AL 03/02/2023
State of Alabama
Deed Tax: \$149.00

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 3rd day
of February, 2023.


Joshua Mahone



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STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State,
hereby certify that **Joshua Mahone**, 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 3rd day of February, 2023.


NOTARY PUBLIC
My Commission Expires: _____

Address of Grantee:

410 Cameron Elkins, Attorney
500 2nd Avenue South
Clanton, AL 35045

Address of Grantor:

1142 Emerald Drive
Calera, AL 35040

Property Address:

1142 Emerald Drive
Calera, AL 35040

TAV: Per Divorce Order

Real Estate Sales Validation Form

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

Grantor's Name Joshua Mahone
Mailing Address c/o Cameron Elkins, Attorney
500 2nd Avenue South
Clanton, AL 35045

Grantee's Name Laconya Mahone
Mailing Address 1142 Emerald Ridge Drive
Calera, AL 35040

Property Address 1142 Emerald Ridge Drive
Calera, AL 35040

Date of Sale February 3, 2023
Total Purchase Price \$ 100.00



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or
Actual Value \$ _____

or
Assessor's Market Value \$ 292,800 = 1/2 \$148,900

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 Pursuant to Pendente Lite Court Order

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 3-7-23

Print LaConya Mahone

Sign LaConya Mahone

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1