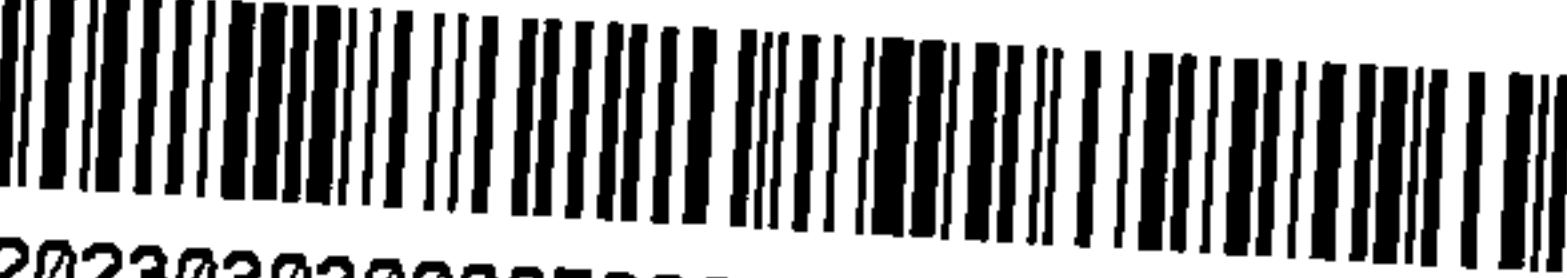


This instrument was prepared by:
Beverly Scruggs, Esq.
DAVIS & SCRUGGS LAW OFFICES
Arthur D. Shores Law Center
413 16th Street, North
Birmingham, Alabama 35203-1928

Send Tax Notice to:
Janice Trannon-Torain
109 Rossburg Drive
Calera, Alabama 35040

QUITCLAIM DEED


20230303000059060 1/2 \$110.00
Shelby Cnty Judge of Probate, AL
03/03/2023 11:30:56 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THE PRESENTS, that in consideration of Ten and NO/100ths Dollars, (\$10.00), and other valuable considerations, in hand, the receipt and sufficiency of which are hereby acknowledged, paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I, JANICE R. TORAIN aka JANICE TORAIN-TRANNNON, a married woman, (herein referred to as **GRANTOR**), do hereby **REMISE, QUITCLAIM, GRANT and CONVEY** unto JANICE TORAIN-TRANNNON, a married woman, and LOVELL STANLEY TRANNNON, a married man (hereinafter referred to as **GRANTEES**), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 84, according to the Survey of Rossburg Sector 1, as recorded in Map Book 35, page 124, in the Probate Office of Shelby County, Alabama.

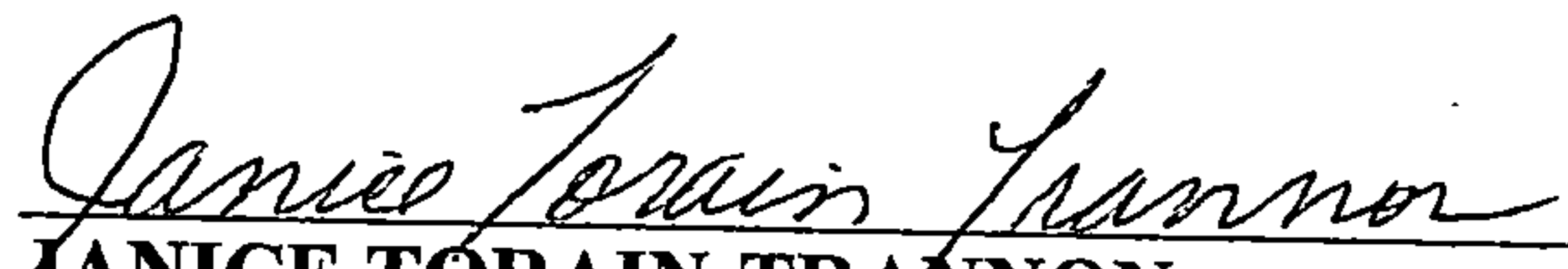
The above-described property is subject to and valorem taxes which became due on October 1, 2023.

Subject to current taxes, restrictions of record and mortgage of record, if any.

TO HAVE AND TO HOLD to the said **GRANTEES**, their heirs and assigns forever. Grantor does individually and for her heirs, executors, and administrators of the Grantor convey any and all rights, title, interests and claims unto Grantees.

Subject to all covenants, restrictions, reservations, easements, conditions, ad valorem taxes for the year 2022 which are due and payable as of October 1, 2023, other rights of whatever nature appearing of record, and subject to any state of facts an accurate survey would show.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set her seal(s) thereto this 3rd day of March 2023.

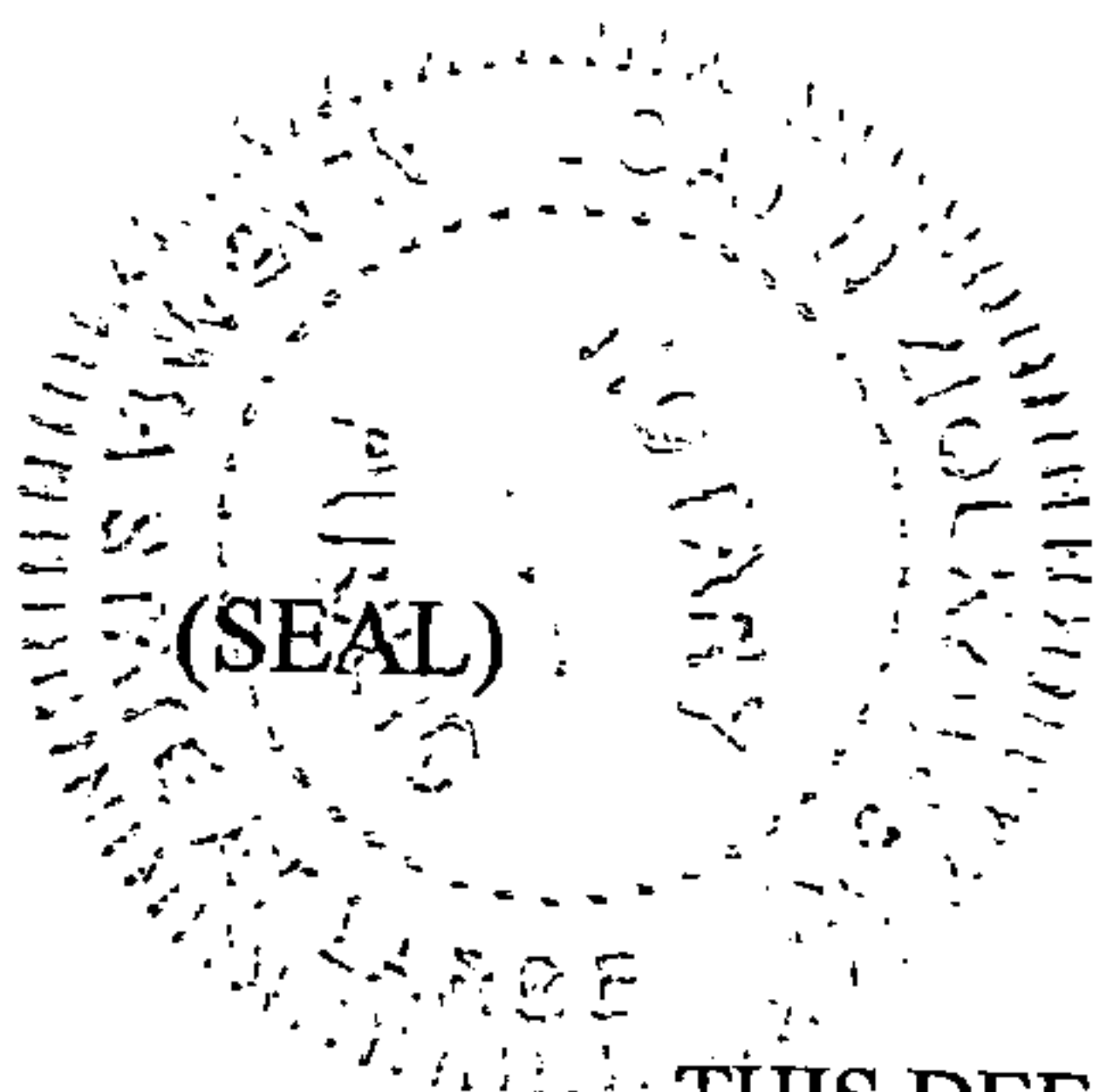

JANICE TORAIN-TRANNNON

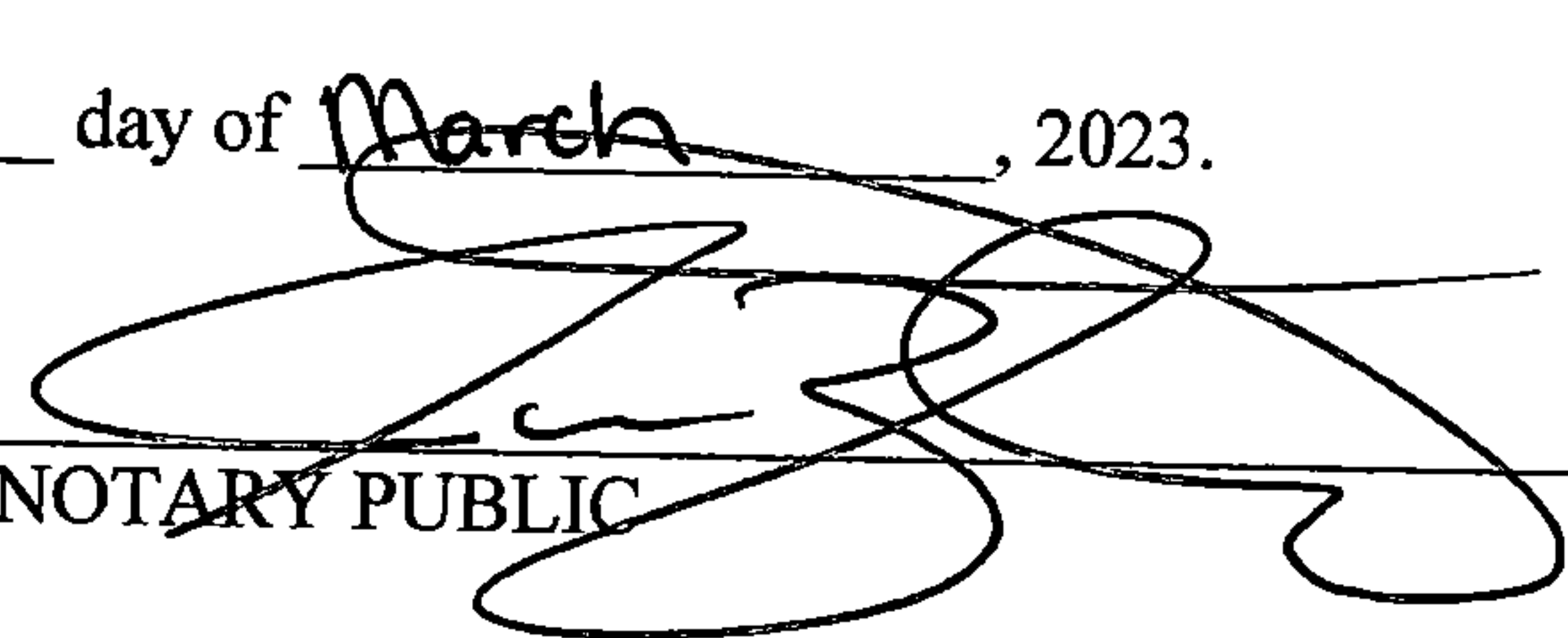
STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JANICE TORAIN-TRANNNON, is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2023.

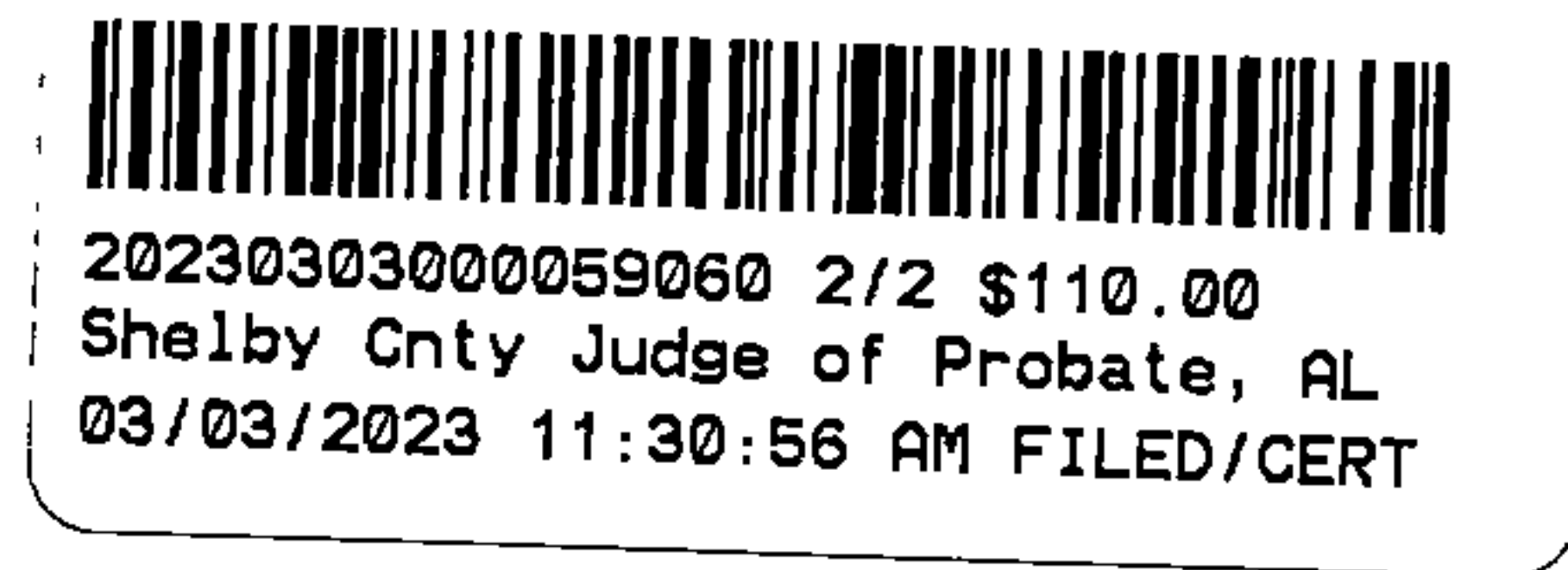



NOTARY PUBLIC

My Commission Expires: 12-7-2025

THIS DEED IS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

Shelby County, AL 03/03/2023
State of Alabama
Deed Tax: \$85.00



Real Estate Sales Validation Form

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

Grantor's Name JANICE R. TORAIN
Mailing Address 109 Rossburg Drive
Calera, AL 35040

Grantee's Name JANICE TORAIN-TRANNNON
Mailing Address & LOVELL S. TRANNNON
109 Rossburg Drive
Calera, AL 35040

Property Address 109 Rossburg Drive
Calera, AL 35040

Date of Sale N/A
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$169,900

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 Fraction 1/2 = 384,950

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

Print Janice Torain Trannon

Unattested

Sign Janice Torain Trannon
(Grantor/Grantee/Owner/Agent) circle one

(verified by)