

This instrument was prepared by:  
MASSEY, STOTSER & NICHOLS, PC  
1780 Gadsden Highway  
BIRMINGHAM, AL 35235  
(205) 838-9000

\*  
\*  
\*  
\*  
\*

Send tax notice to:  
Renee Diffie  
4854 Riverwood Place  
Birmingham, AL 35242

\*\*\*\*\*  
**QUIT CLAIM DEED**  
\*\*\*\*\*

*THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN. THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.*

THE STATE OF ALABAMA)  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of One Thousand Nine Hundred Nineteen and 71/100 Dollars (\$1,919.71), which receipt is hereby acknowledged, to the undersigned Grantor, namely, North Shelby County Fire and Emergency Medical District, hereby releases, quitclaims, remise, and conveys any right, title or interest it may have, if any, to:

**RENEE DIFFEE**

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

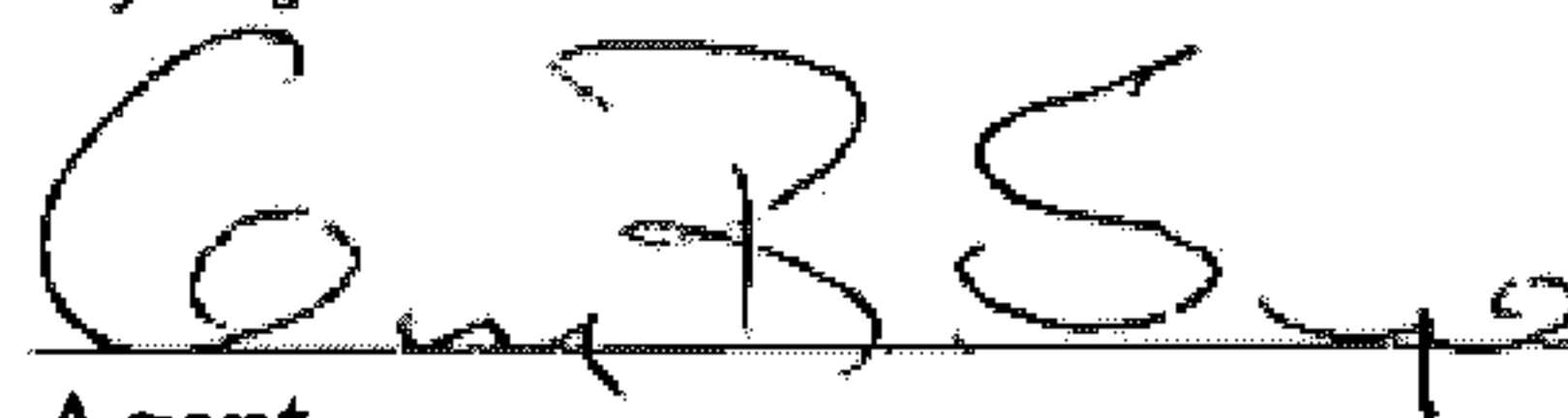
**4854 Riverwood Place, Birmingham, AL 35242**

**Legal Description:** Lot B, Block 2, according to the Survey of Riverwood First Sector, as recorded in Map Book: 8, Page: 49, in the Probate Office of Shelby County, Alabama. Together with an undivided interest in the common areas as set forth in Declaration recorded in Misc. Book: 39, Page: 880

**PID: 10-2-03-0-001.057.014**

**TO HAVE AND TO HOLD to said GRANTEE forever.**

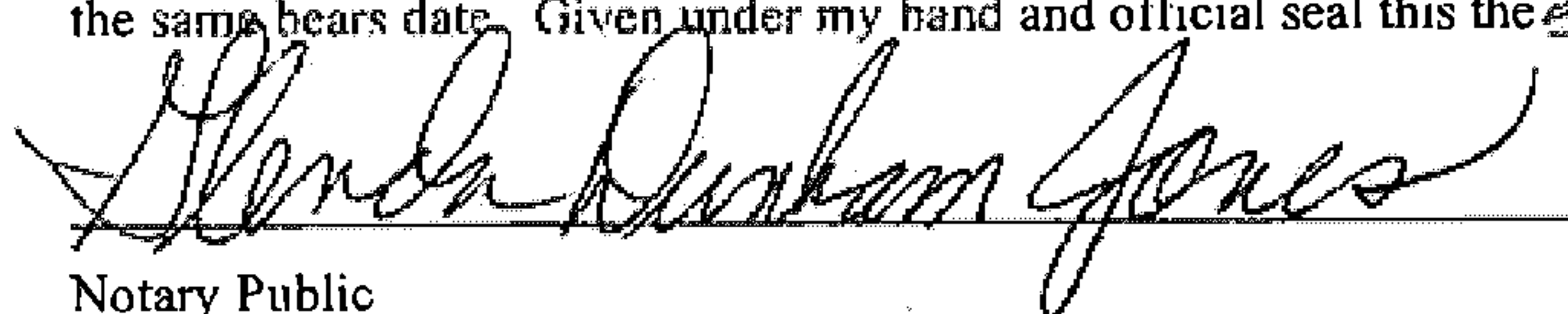
Given under seal, this 2<sup>nd</sup> day of March, 2023.



Agent  
North Shelby County Fire & Emergency Medical District

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that, Guy R. Sipe whose name as Agent for North Shelby County Fire & Emergency Medical District and who 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, executed the same voluntarily, and with full authority as such on the day the same bears date. Given under my hand and official seal this the 2<sup>nd</sup> day of March, 2023.

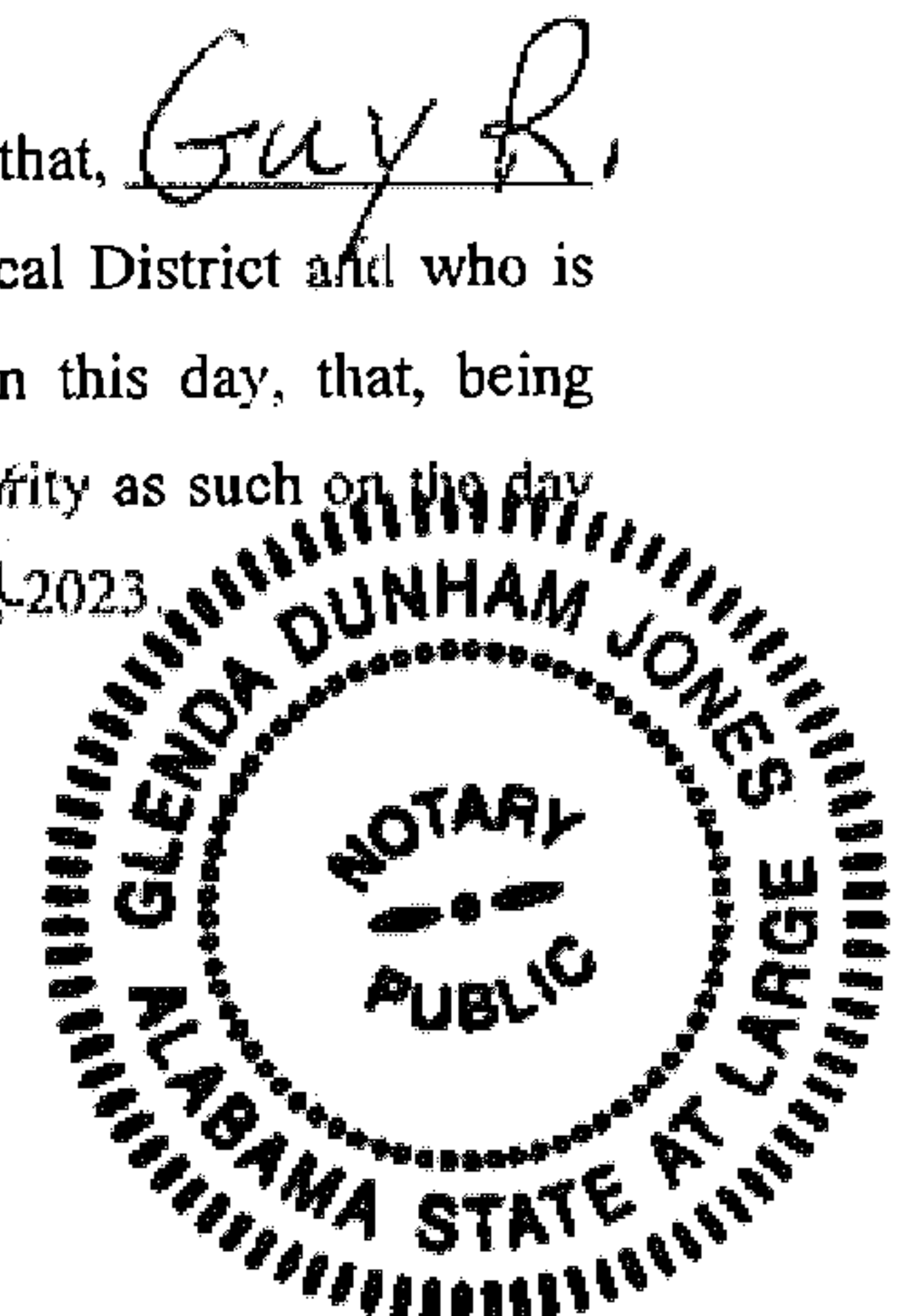


Notary Public

**Glenda Dunham Jones**

**My Commission Expires** 17021.000 / 51-04854

**12/5/2023**



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name No. Shelny Co. F. & E.M.D.  
 Mailing Address 4617 Valleydale Road  
Birmingham, AL 35242

Grantee's Name Renee Diffie  
 Mailing Address 4854 Riverwood Place  
Birmingham, AL 353242

Property Address 4854 Riverwood Place  
Birmingham, AL 35242

Date of Sale 03/02/2023  
 Total Purchase Price \$ 1,919.71

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/07/2023 11:29:59 AM  
 \$27.00 JOANN  
 20230307000063080

or  
 Actual Value \$  
 or  
 Assessor's Market Value \$



The purchase price or actual value of Allen's Bay is 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 Fire Dues Sale Redemption  
☐ 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 03/07/23

Print Stephanie Lanier Eeems

☐ Unattested  
 (verified by)

Sign Stephanie Lanier Eeems  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**