

# QUIT CLAIM DEED

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

**Grantee's Mailing Address/  
Send Tax Notice To:  
Conner Milam Rohm  
1024 Royal Mile  
Birmingham, AL 35242**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00), and the purpose of clearing title, to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Janie Osborn, an unmarried woman**

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

**Conner Milam Rohm**

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

**Lot 733, according to the Survey of Greystone Legacy, 7th Sector as recorded in Map Book 30, Pages 43 A, B and C, in the Probate Office of SHELBY County, ALABAMA.**

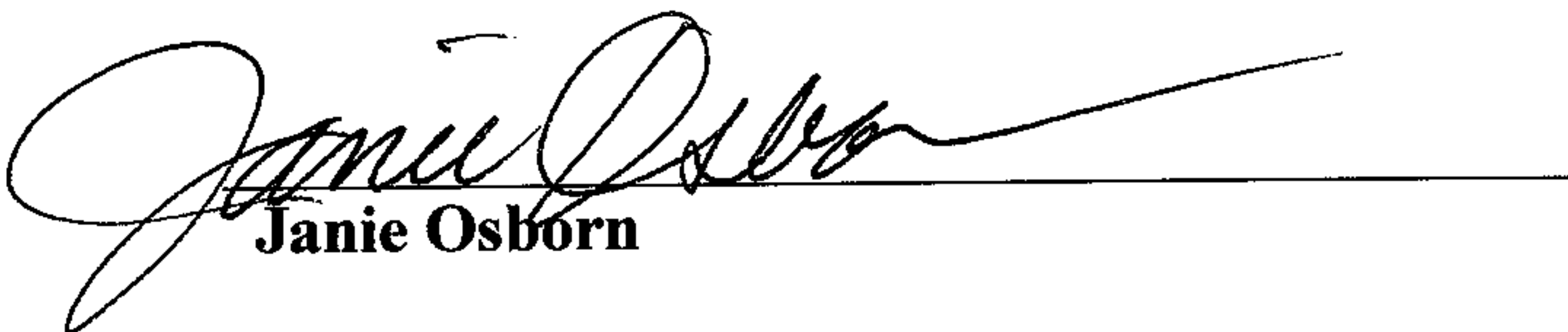
Said property is not the homestead of the Grantor, nor the Grantor's spouse.  
Title not examined by Preparer.

NOTE TO RECORDING CLERK: The tax assessed value of this property is \$705,500

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 29th day of March, 2023.

  
Janie Osborn

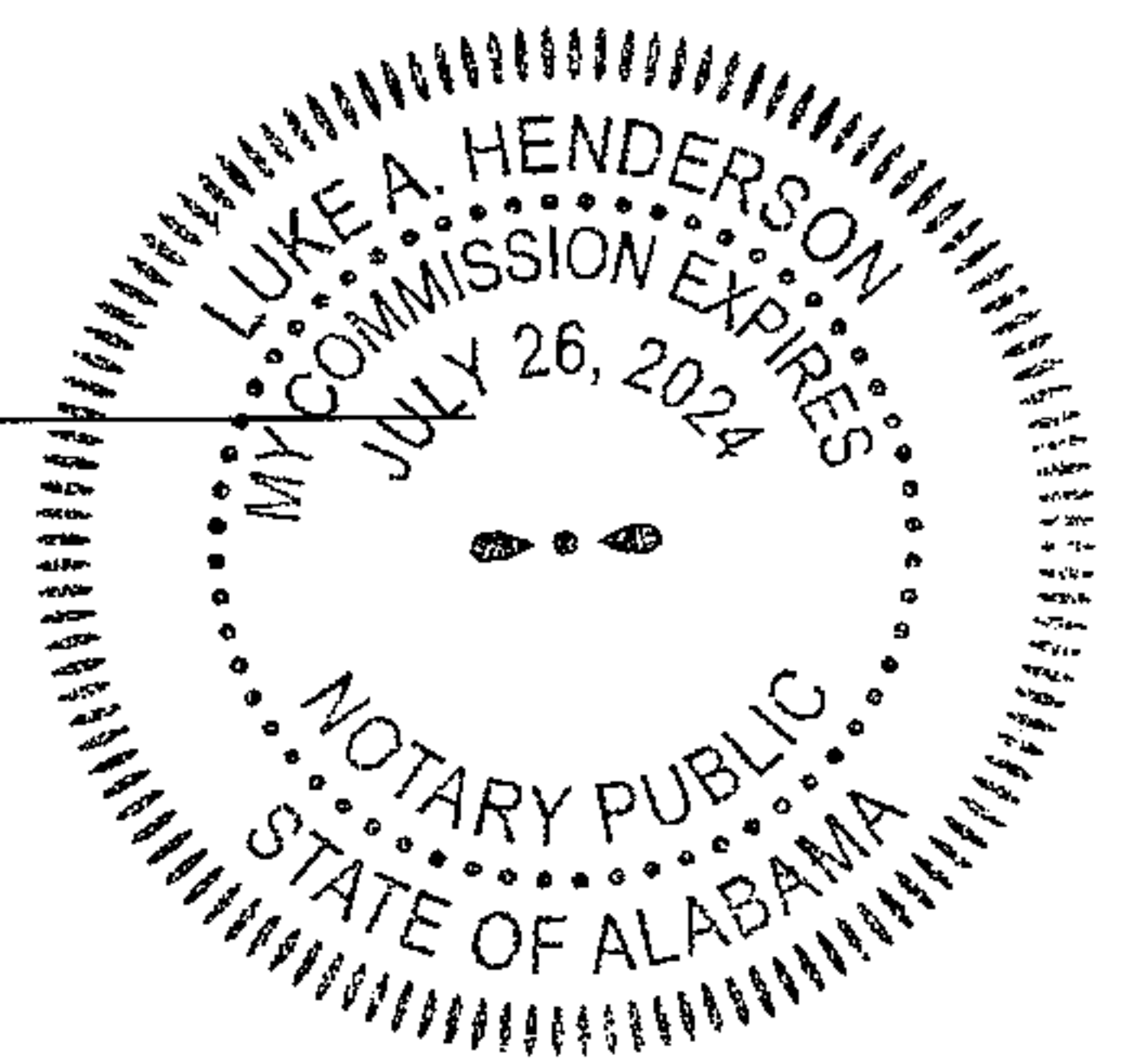
STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Janie Osborn, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 29th day of March, 2023.

My Commission Expires:

  
Notary Public



Grantor's Address: 4908 15<sup>th</sup> St Rd W, Hueytown, AL 35023

Property Address: 1024 Royal Mile, Birmingham, AL 35242

REAL ESTATE VALIDATION FORM

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

Grantor's Name: Janie Osborn  
Mailing Address: \_\_\_\_\_

Grantee's Name: Conner Milam Rohm  
Mailing Address: 1024 Royal Mile  
Birmingham, Alabama,  
35242

Property Address: 1024 Royal Mile  
Birmingham,  
Alabama, 35242

Date of Sale: 3/29/23  
Total Purchase Price: \_\_\_\_\_

Or  
Actual Value: \$ \_\_\_\_\_

Or  
One Half Assessors Market Value: \$352,750

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: Assessed Value

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: **February 14, 2023**

Print Name: **Conner Milam Rohm**

Unattested \_\_\_\_\_  
(verified by)

Sign: *Conner Milam Rohm*  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/29/2023 12:12:22 PM  
\$378.00 JOANN  
20230329000087280

*Allie S. Boyd*