This instrument was prepared by:

TITLE NOT EXAMINED

John E. Medaris 101 Riverchase Parkway Hoover, Al 35244

Value 1/2 of \$ 714,900 = \$ 357,450.00

QUITCLAIM DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, *DOUGLAS HOVANEC (hereinafter called Grantor) hereby releases, quitclaims, grants, sells, and conveys to, NICOLE HOVANEC (hereinafter called Grantee), all of her right, title, interest, and claim in or to the following described real property situated in Shelby County, Alabama, to wit:

COVE OF GREYSTONE THE PHASE 2, Twn: 18S Rng: 01W /Sec:27

BLOCK: / LOT: 50

COVE OF GREYSTONE THE PHASE2 LOT 50

Plat Book: 29/ Plat Page: 136 A + D

As recorded in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to said Grantee forever.

Given under hay hand and seal, this day of Mon, 2023.

STATE OF ALABAMA) * Snarton in a Single man.
SHELBY COUNTY SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS HOVANEC 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 date the same bears date.

Given under my ha seal this /

2023.

Notany

Commission Expires:

20230410000100680 04/10/2023 03:23:23 PM QCDEED 2/2

Real Estate Sales Validation Form

This L	<i>Document must be filed in acco</i>	rdance with Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Douglas Hovanec	Grantee's Name	Nicole Hovanec
Mailing Address	1127 Greystone Cove Drive		6158 English Village Lane
	Birmingham, AL 35242		Birmingham, AL 35242
Property Address	1127 Greystone Cove Drive	Date of Sale	3/16/2023
	Birmingham, AL 35242	Total Purchase Price	
Filed and Recorded Official Public Records			
248 - C265	e, Shelby County Alabama, County	Actual Value	\$1/2 of \$714,900.00 = \$357,450.00
Shelby County, 04/10/2023 03:2			
\$382.50 JOANN		Assessor's Market Value	
The purchase price	or actual value viviliand vil	this form can be verified in th	re following documentary
evidence: (check one) (Recordation of documentary evidence is not required)			
Bill of Sale		Appraisal	
Sales Contract .		x Other Tax Value	
Closing Staten	nent		<u>₩</u>
If the conveyance of above, the filing of	locument presented for reco this form is not required.	ordation contains all of the re	quired information referenced
nstructions			
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.

(verified by)

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).

l 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).

Unattested

(Grantor/Grantee/Owner/Agent) circle one

Form RT