

This instrument was prepared by: Daniel Odrezin Daniel Odrezin, LLC 3138 Cahaba Heights Road Birmingham, AL 35243	Send tax notice to: Southern Point Rentals, LLC 501 Sheffield Way Birmingham, AL 35243
--	--

QUITCLAIM DEED

Note: This conveyance was prepared without the benefit of a title search; legal description provided by Grantor.

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid to each, the receipt and sufficiency of which is hereby acknowledged,

Madison Knox, a married individual

(hereinafter referred to as “Grantor”), does hereby remise, release, quitclaim, grant, sell, and convey unto

Southern Point Rentals, LLC, an Alabama limited liability company

(hereinafter referred to as “Grantee”), all of Grantors’ right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, according to the Amended Map of Sugar Oaks, as recorded in Map Book 16, Page 126, in the Office of the Judge of Probate of Shelby County, Alabama.

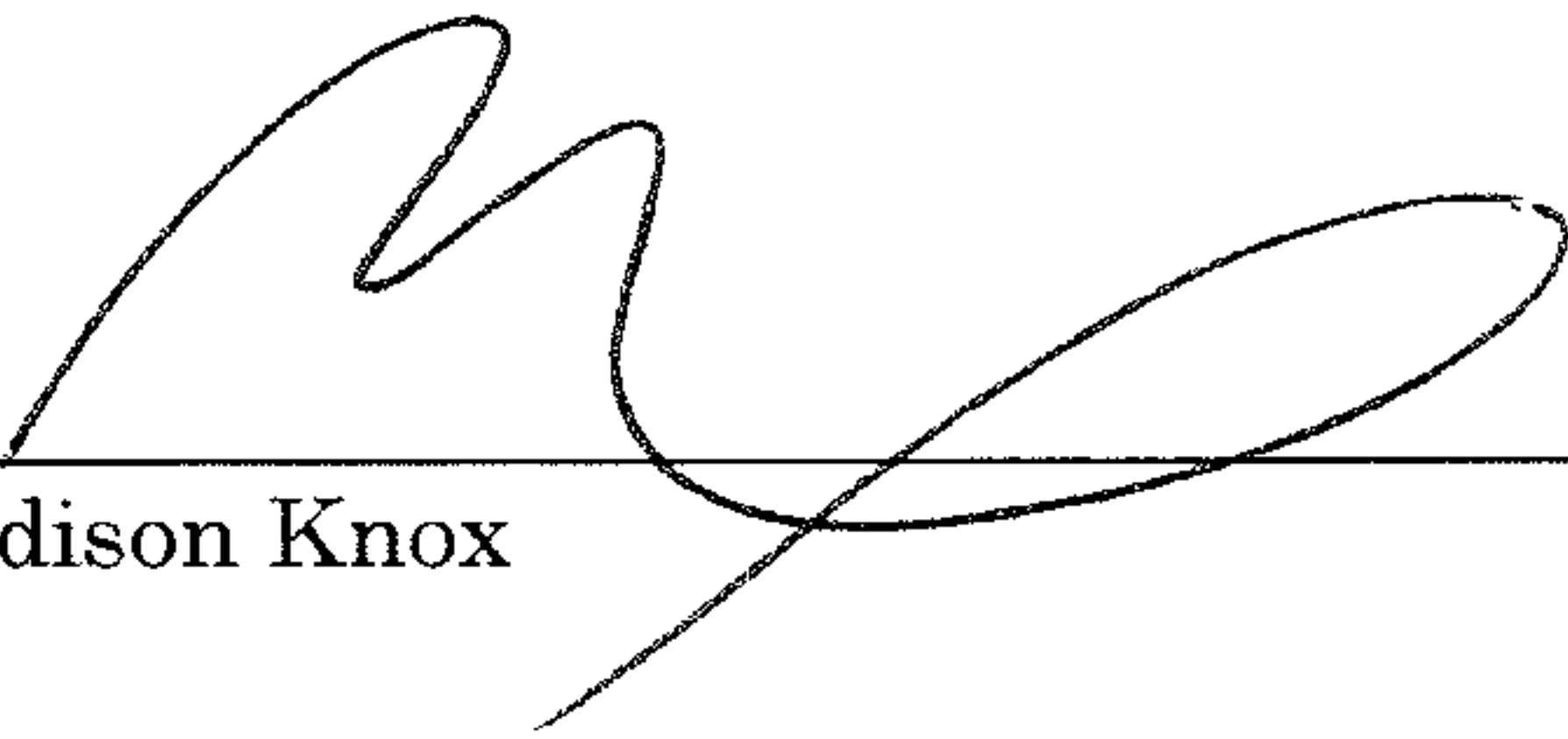
SUBJECT TO ALL MATTERS OF RECORD

Note: Property is not the homestead of Grantor nor spouse as defined under Alabama Code Section 6-10-3. Grantor is the sole member of Grantee entity.

TO HAVE AND TO HOLD unto the said Grantees forever,

/Signature and Acknowledgement Pages to Follow/

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 29 day of June, 2023.




Madison Knox

STATE OF ALABAMA

COUNTY OF JEFFERSON

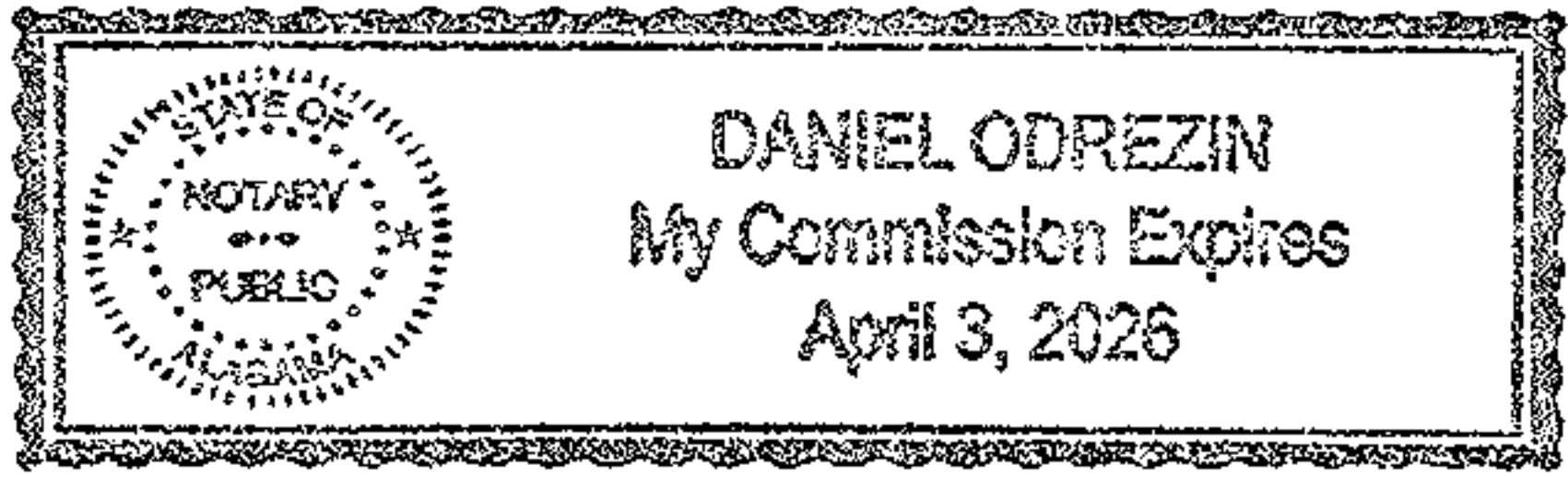
I, the undersigned Notary Public in and for said County and State, hereby certify that Madison Knox whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/30/2023 10:33:32 AM
 \$164.50 BRITTANI
 20230630000195230

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Madison Knox
 Mailing Address 501 Sheffield Way
Birmingham AL 35242

Grantee's Name Southern Point Rentals LLC
 Mailing Address 501 Sheffield Way
Birmingham AL 35242

Property Address 132 Sugar Drive
Bham AL 35242

Date of Sale 6/29/23
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 136,200

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 _____

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 6/29/23

Print Daniel Odierin

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1