

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JENNIFER HOWLEY YOUNG, nka JENNIFER DANIELLE GREER, surviving Grantee, an unmarried woman** (herein referred to as Grantor), does hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest in subject property unto the Grantees, **PEGGY HENDON YOUNG and JAMES WARREN YOUNG, as Personal Representatives of the ESTATE OF JOSEPH FRANKLIN YOUNG, deceased Shelby County Probate Court Case No. PR-2023-000369** (herein referred to as Grantees), regarding the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 19A, according to a Resurvey of Lots 12 through 27, and Green Area, Phase 1, Amberley Woods, 3rd Sector, as recorded in Map Book 23, Page 146, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

Date of death of Joseph Franklin Young – 11/17/2022.

Jennifer Howley Young and Jennifer Danielle Greer are one and the same person.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal on this 26
day of June, 2023.


JENNIFER HOWLEY YOUNG
NKA JENNIFER DANIELLE GREER

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

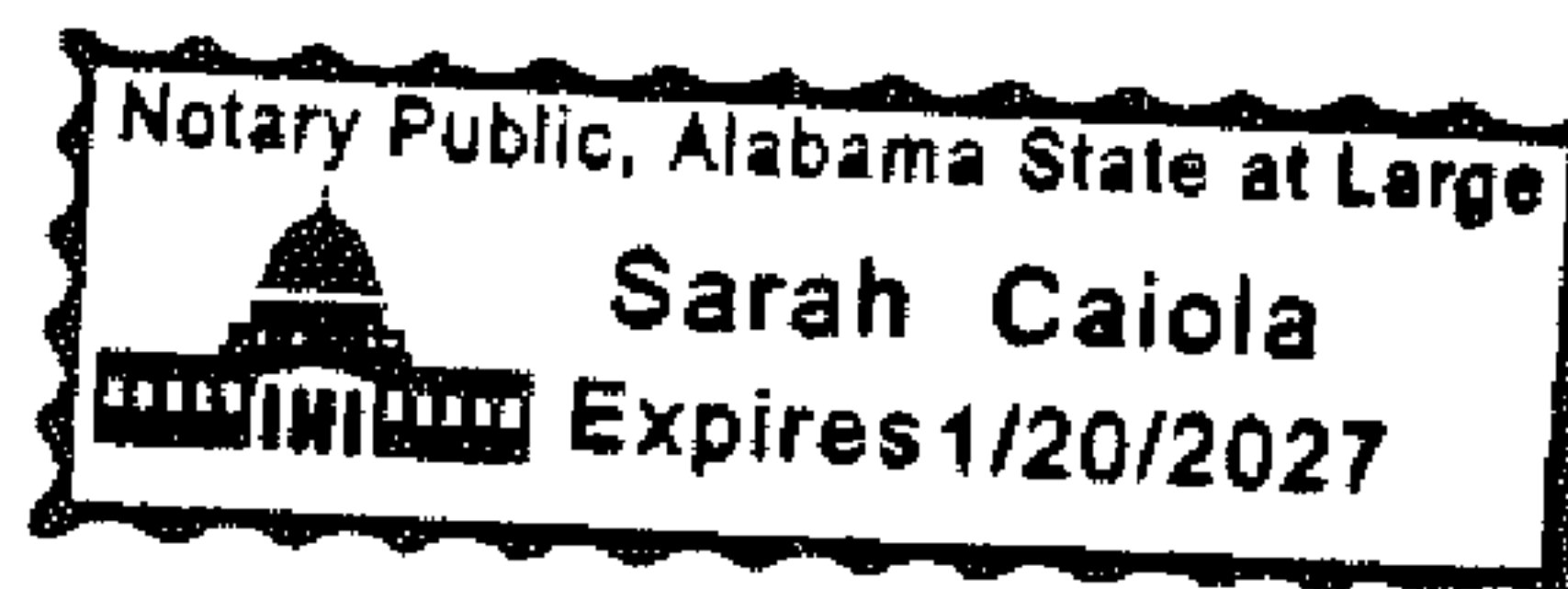
NKA JANNIFER DANIELLE GREER

I, the undersigned authority, a Notary Public in and for said County and in said State,
hereby certify that **JENNIFER HOWLEY YOUNG**, 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 said conveyance, she executed the same voluntarily on the date the same bears
date.

Given under my hand and official seal on the 26 day of June, 2023.


NOTARY PUBLIC

My commission expires:



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

Grantor's Name	<u>JENNIFER HOWLEY YOUNG, nka JENNIFER DANIELLE GREER</u>	Grantee's Name	<u>PEGGY HENDON YOUNG and JAMES WARREN YOUNG as PR of the ESTATE OF JOSEPH FRANKLIN YOUNG</u>
Mailing Address	<u>1449 AMBERLY WOODS COVE HELENA, AL 35080</u>	Mailing Address	<u>1449 AMBERLY WOODS COVE HELENA, AL 35080</u>
Property Address	<u>1449 AMBERLY WOODS COVE HELENA, AL 35080</u>	Date of Sale	<u>June 26, 2023</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u>\$ \$68,000.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal	
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other	<u>QUITCLAIM DEED</u>
<input type="checkbox"/> 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 June 26, 2023

Print Malcolm S. McLeod

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2023 09:52:19 AM
\$96.00 BRITTANI
20230706000201130

Allen S. Bayl