


QUITCLAIM DEED


20230712000208670 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
07/12/2023 04:30:15 PM FILED/CERT

State of Alabama

Shelby County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of \$1 and other valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned

Jennifer N. Howard, a married woman

(hereinafter called the Grantor) hereby remises, releases, quit claims, grants, sells, and conveys to

Christopher Allo, a unmarried man in Fee Simple;

(hereinafter called Grantee), all of her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 48, according to the Map and Survey of the Final Plat of Sunset Lake Phase I, as recorded in Map Book 29, page 68, in the Probate Office of Shelby County, Alabama.

No title option.

This is the homestead of the grantor

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

Given under his hand and seal this the 27 day of June, 2023.


Jennifer N. Howard



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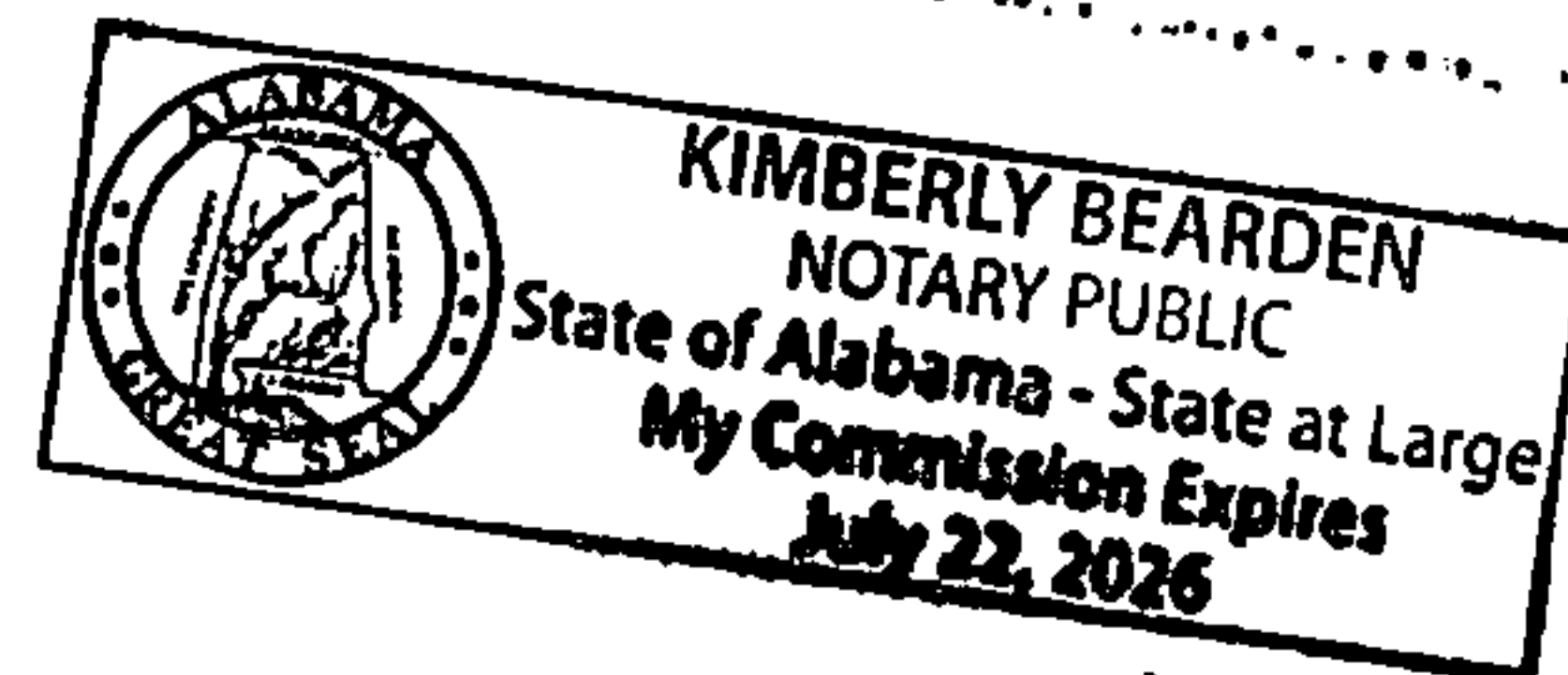
STATE OF ALABAMA
Blount
SHELBY COUNTY
KB

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jennifer N. Howard** 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 such conveyance.

Given under my hand and official seal, this the 27th day of June, 2023.

Kimberly Bearden
Notary Public
My Commission Expires: 7/22/2026

This instrument prepared by:
H. Doug Redd, Attorney at Law
5343 Old Springville Road
Pinson, Al 35126



Real Estate Sales Validation Form

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

Grantor's Name Jennifer Howard
Mailing Address 149 Sunset Lake Dr.
Chelsea, Ala
35043

Grantee's Name Christopher Allo
Mailing Address 104 22nd Ave NE
Center Point Ala,
35215

Property Address 149 Sunset Lake Dr,
Chelsea Ala
36043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 223,000

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 To Clear title

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

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 7-12-23

Print Christopher Allo

Sign Christopher Allo

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

