

Send Tax Notice To:

Reginald D. Bowie
160 Tanglewood Drive,
Alabaster, Alabama 35007

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ten and 00/100 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, **Valley National Bank formerly known as Aliant Bank, a division of USAmeriBank**, (herein referred to as "Grantor"), hereby grants, quit claims, bargains, sells, and conveys unto **Reginald D. Bowie** (herein referred to as "Grantee") its interest in the real estate situated in Shelby County, Alabama, and described as follows:

Lot 17, according to the Survey of Final Plat of Tanglewood by the Creek as recorded in Map Book 35, Page 36, Shelby County, Alabama Records.

[This property does not constitute the homestead of Grantor nor of Grantor spouse.]

TO HAVE AND TO HOLD the described premise, together with all and singular rights, tenements, appurtenances, and improvements thereto belonging or in any way appertaining, unto the said Grantee and its assigns, forever.

THE GRANTOR acquired its deed to the subject property pursuant to a Sheriff's Deed dated November 16, 2012, and recorded with the Judge or Probate for Shelby County, Alabama, on February 6, 2013, at Instrument 20130206000054300.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quit Claim Deed on the 10th day of July, 2023.

**Valley National Bank formerly known as Aliant Bank, a
division of USAmeriBank**

By: _____

Print Name: _____

Title: _____

Michael McDonough

First Vice President

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 § 40-22-1(h).

Date: 7-18-23

_____ Unattested _____
(verified by)

Valley National Bank

(Grantee/Grantor)

By:

Print Name: Michael McDonough

Title: First Vice President

STATE OF New Jersey
Union COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael McDonough whose name as 1st Vice President of Valley National Bank, a banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 18 day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

Signature: **STEPHANIE M HENSEL**
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2429686
MY COMMISSION EXPIRES FEB. 05, 2028

STATE OF NEW JERSEY
Union COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael McDonough, whose name as 1st Vice President of Valley National Bank, a banking corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 18 day of July, 2023.


NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT PREPARED BY:

Engel Hairston & Johanson, PC
P.O. Box 11405
Birmingham, AL 35202
(205) 328-4600

STEPHANIE M HENSEL
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2429686
MY COMMISSION EXPIRES FEB. 05, 2028



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/25/2023 11:49:17 AM
 \$61.00 PAYGE
 20230725000221890

Allen S. Bayl

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>Valley National Bank</u>	Grantee's Name:	<u>Reginald D. Bowie</u>
Mailing Address:	<u>1 Passaic Avenue</u> <u>Fairfield, NJ 07004</u>	Mailing Address:	<u>160 Tanglewood Drive,</u> <u>Alabaster, Alabama 35007</u>

Property Address:	<u>160 Tanglewood Drive,</u> <u>Alabaster, Alabama 35007</u>	Date of Sale:	<u>7-17-2023</u>
		Total Purchase Price:	<u>\$29,000.00</u>
		Or	
		Actual Value:	<u> </u>
		Or	
		Assessor's Market Value:	<u> </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>Settlement Agreement</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).

[SIGNATURES AND ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE(S).]