20230725000221890 07/25/2023 11:49:17 AM QCDEED 1/4

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 day of July, 2023.

	Bank formerly known as Aliant Bank, a
division of USAm	eriBank //
By: 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Print Name:	Michael McDonough
Title:	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 <u>Code of Alabama</u> § 40-22-1(h).

Date: 7-18-23	
Unattested	(verified by)
	Valley National Bank
	(Grantee/Grantor) By: Michael McDonough Title: First Vice President
known to me, acknowledged before me on this	and for said County, in said State, hereby certify that Mi Wall Me Whose ational Bank, a banking corporation, is signed to the foregoing instrument and who is day that, being informed of the contents of said instrument, he, as such officer, and ily, as an act of said corporation, acting in his capacity as aforesaid.
Given under my hand and official sea	I, this the <u>IE</u> day of July, 2023.
	NOTARY PUBLIC My Commission Expires: 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 Wichael McDranch, whose name as 1st View 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

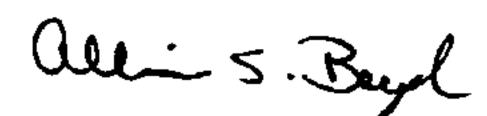
THIS INSTRUMENT PREPARED BY:

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

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

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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



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Valley National Bank	Grantee's Name:	Reginald D. Bowie
Mailing Address:	<u> 1 Passaic Avenue</u> Fairfield, NJ 07004	Mailing Address:	160 Tanglewood Drive,
			Alabaster, Alabama 35007
Property Address:	<u>160 Tanglewood Drive,</u> Alabaster, Alabama 35007	Date of Sale:	7-17-2023
	wignastel wignallia 350a.	Total Purchase Price:	\$29,000.00
		Or Actual Value: Or	
		Assessor's Market Value:	1 · · · · · · · · · · · · · · · · · · ·
	or Actual Value claimed on this ECORDATION OF DOCUMENTAR		ne following documentary evidence: RED)
Sales Contr		XX_ Other:	Settlement Agreement
Closing Stat			
If the conveyance de the filing of this form		tion contains all of the req	uired information referenced above,

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 <u>Code of Alabama</u> 1975 § 40-22-1(h).

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