

This instrument was provided by:
Mike Atchison
Attorney at Law, Inc.
P. O. Box 822
Columbiana, Alabama 35051

After recording, return to:
Vanessa Ruth Hoggatt

STATE OF ALABAMA,
COUNTY OF SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **FIVE THOSAND DOLLARS AND ZERO CENTS (\$5,000.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Christopher S. McRee**, a Married man, hereby remises, releases, quit claims, grants, sells, and conveys to **Vanessa Ruth Hoggatt** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

The North 18 feet of a strip of land of uniform width 36 feet wide off the North side of Lot 26, according to Hubbard and Givhan’s Subdivision of the Northwest quarter of Northwest quarter of Section 21, Township 22 South, Range 3 West, as shown by map of said subdivision recorded in Map Book 3, Page 12, in the Probate Office of Shelby County, Alabama.

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


Given under my hand and seal, this 28th day of ~~April~~ ^{July} 2023.

Christopher S. McRee

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Christopher S. McRee**, whose name(s) is/are 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of ~~April~~ ^{July} 2023.



Nicole Louise Gardner
Notary Public
My Commission Expires: 6-29-26



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2023 08:10:11 AM
 \$30.00 JOANN
 20230801000229870

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Christopher S. McKee
 Mailing Address 480 Ashville Cir
Montevallo AL
35115

Grantee's Name Vanessa North Hoggett
 Mailing Address 425 Ashville Cir
Montevallo, AL
35115

Property Address Ashville Cir
Montevallo AL
35115

Date of Sale 7-28-23
 Total Purchase Price \$ 5,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 7-28-23

Print CHRISTOPHER S MCKEE

Unattested

(verified by)

Sign

Christopher S McKee

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1