

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

After recording, return to:  
Christopher S. McRee

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, **Vanessa Ruth Hoggatt, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Christopher S. McRee** (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 South 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 2nd day of May 2023.

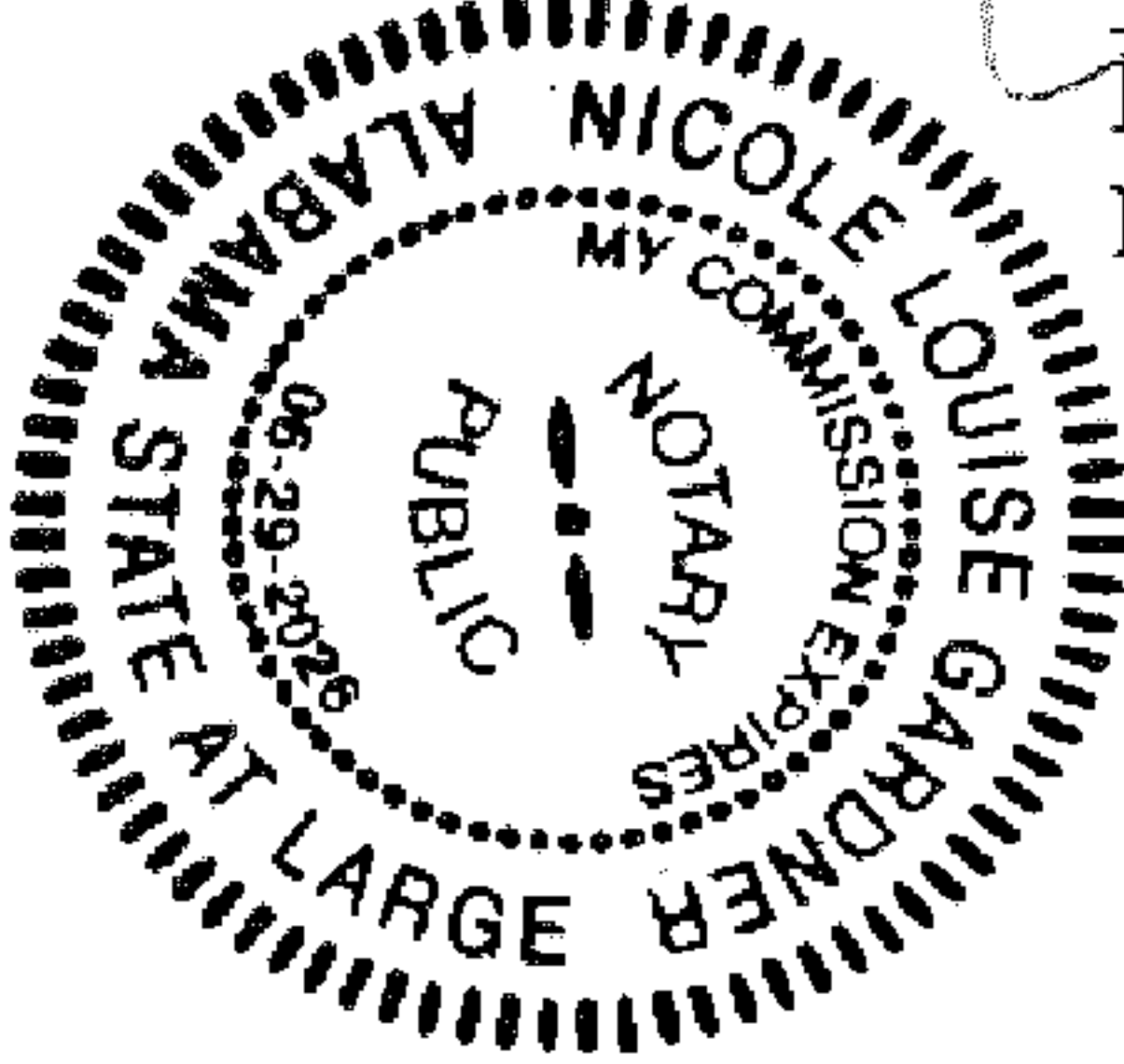
\_\_\_\_\_  
Vanessa Ruth Hoggatt

STATE OF ALABAMA  
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Vanessa Ruth Hoggatt**, 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 2nd day of May 2023.

Nicole Louise Gardner  
Notary Public  
My Commission Expires: 6-27-24





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/01/2023 08:10:12 AM  
 \$30.00 JOANN  
 20230801000229880

*Alvin 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 Vanessa Ruth Hoggatt  
 Mailing Address 425 Ashville Cir  
Montevallo AL  
35115

Grantee's Name Christopher S. McRee  
 Mailing Address 480 Ashville Cir  
Montevallo AL  
35115

Property Address Ashville Cir  
Montevallo AL  
35115

Date of Sale 5-2-23  
 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 5-2-23

Print Vanessa Ruth Hoggatt

Unattested

(verified by)

Sign

Vanessa Ruth Hoggatt  
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1