

This Instrument Prepared By:

Parcel ID #: 58-28-05-21-3-001-028.000

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20230802000231960 1/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/02/2023 10:10:49 AM FILED/CERT

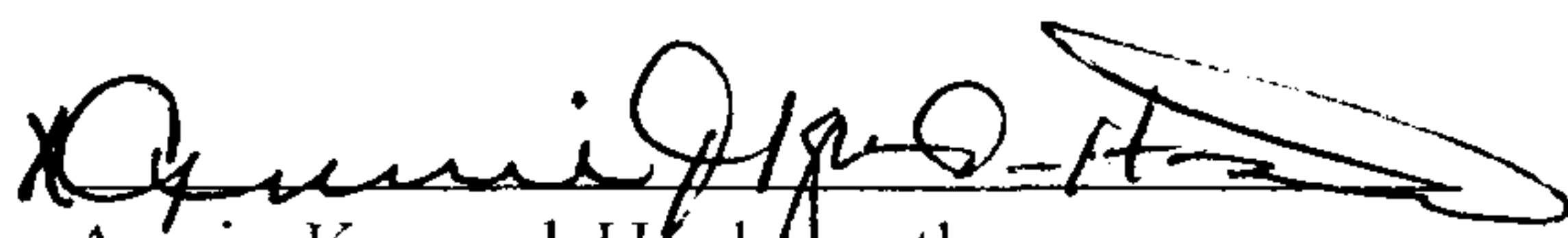
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of One Thousand Seven Hundred Thirty-One and 92/100 (\$ 1,731.92) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, that **Annie Kynard-Hackworth**, a Single woman, hereinafter known as the GRANTOR, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **David C. Reaves, Sr.**, hereinafter known as the **GRANTEE**, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, 9, 10 and the North 1/2 of Lot 11 of Farris Estates, as recorded in Map Book 4, Page 13, in the Office of the Judge of Shelby County, Alabama.

The legal description herein was provided by the GRANTEE and was taken from that certain instrument recorded as Instrument # 20161110000415220 as recorded in the Shelby County Probate Office, and was made without the benefit of a title search or survey.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the 20th day of July, 2023.


Annie Kynard-Hackworth
Grantor

Shelby County, AL 08/02/2023
State of Alabama
Deed Tax: \$2.00

20230802000231960 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
08/02/2023 10:10:49 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF Shelby)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, *Annie Kynard-Hackworth*, who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of July, 2023.



Adam W. Holmes
NOTARY PUBLIC
My Commission Expires: 05.23.2026

Closing did not occur in the
office of preparer.

Real Estate Sales Validation Form

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

Grantor's Name Annie Kynard - Hackworth
Mailing Address 242 Warwick Forest Dr
Alabaster, AL 35007

Grantee's Name David C. Reaves, Sr.
Mailing Address 1199 Hwy 46
Shelby, AL 35143

Property Address 58-28-05-21-3-001-028.00
1865 18th Street
Calera, AL 35040

Date of Sale 7/20/23
Total Purchase Price \$ 1,731.92

or
Actual Value \$

or
Assessor's Market Value \$



20230802000231960 3/3 \$30.00
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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 Tax Redemption

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 7/20/23

Unattested

(verified by)

Print DAVID C REAVES

Sign

David C Reaves
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1