

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

After recording, return to:
Steven Johns
14 Gallups Trail
Wilsonville AL 35186

STATE OF ALABAMA,
COUNTY OF ~~CHILTON~~
SHELBY

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of **ONE DOLLAR AND ZERO CENTS (\$1.00)** and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Dana Horton, a single woman**, hereby remises, releases, quit claims, grants, sells, and conveys to **Steven Johns** (hereinafter called Grantee), all his right, title, interest and claim in or to the following described real estate, situated in **CHILTON** County, Alabama, to-wit:

Lot 1, of Maring Gallups Family Subdivision, as recorded in Map Book 47, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Given under my hand and seal, this 4th day of August, 2023.

Dana Horton

STATE OF ALABAMA
COUNTY OF SHELBY

I, a Notary Public in and for said County, in said State, hereby certify that **Dana Horton**, 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 4th day of August, 2023.

April Clark
Notary Public
My Commission Expires: 9-1-2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/09/2023 09:33:58 AM
 \$126.50 JOANN
 20230809000240040

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 Dana Horton
 Mailing Address 275 Hollybrook Rd
Columbiana AL
35051

Grantee's Name Steven Johns
 Mailing Address 14 Gallups Cir
Wilsonville AL
35182

Property Address 14 Gallups Cir
Wilsonville AL
35182

Date of Sale 8-4-23
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ **202,480.00**

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 1/2 tax value **\$101,240.00**
☒ 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 8-4-23

Unattested

(verified by)

Print

Sign

Nike T. Harrison
Nike T. Harrison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1