

Send tax notice to:
Sunset Point Rentals LLC
501 Sheffield Way
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart / Stewart & Associates, P.C.
3595 Grandview Pkwy, Ste. 280
Birmingham, Alabama 35243
TITLE NOT EXAMINED

STATE OF ALABAMA

COUNTY OF SHELBY

QUIT CLAIM DEED



20230825000255950 1/3 \$207.50
Shelby Cnty Judge of Probate, AL
08/25/2023 10:54:24 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, **MADISON KNOX, A MARRIED WOMAN**, whose address is: 501 Sheffield Way, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by the receipt and sufficiency of which is hereby acknowledged, Grantor does, by these presents, release, remise, quitclaim, and convey unto **SUNSET POINT RENTALS LLC**, an Alabama Limited Liability Company, whose address is: 501 Sheffield Way, Birmingham, AL 35242 (hereinafter referred to as "Grantee"), all her right, title, and interest in and to the following described real estate, the address of which is 101 Cambridge Pointe Circle, Alabaster, AL 35007, situated in Shelby County, Alabama, to-wit:

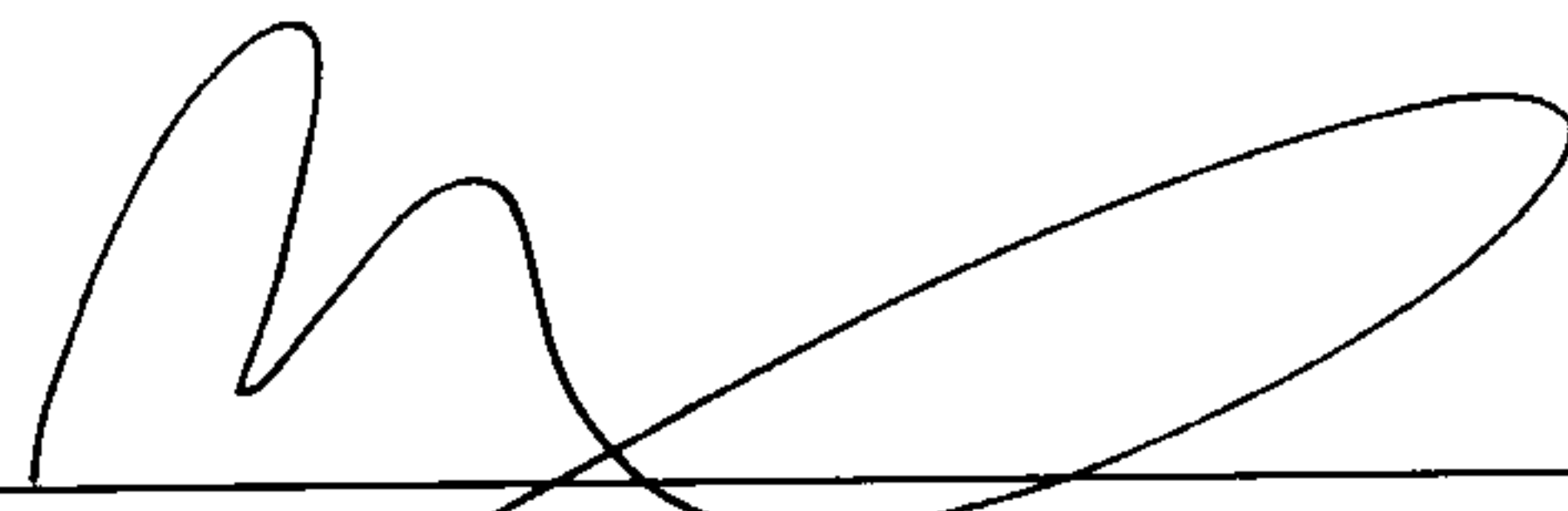
Lot 34, according to the Survey of Cambridge Pointe First Sector, as recorded in Map Book 17, Page 59, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL ID NO. 23-2-10-1-006-034.000

The subject property conveyed herein does not constitute the homestead of the Grantor, nor the homestead of the Grantor's spouse.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set her signature and seal on this 24th day of August, 2023.


MADISON KNOX

Shelby County, AL 08/25/2023
State of Alabama
Deed Tax: \$179.50

STATE OF ALABAMA

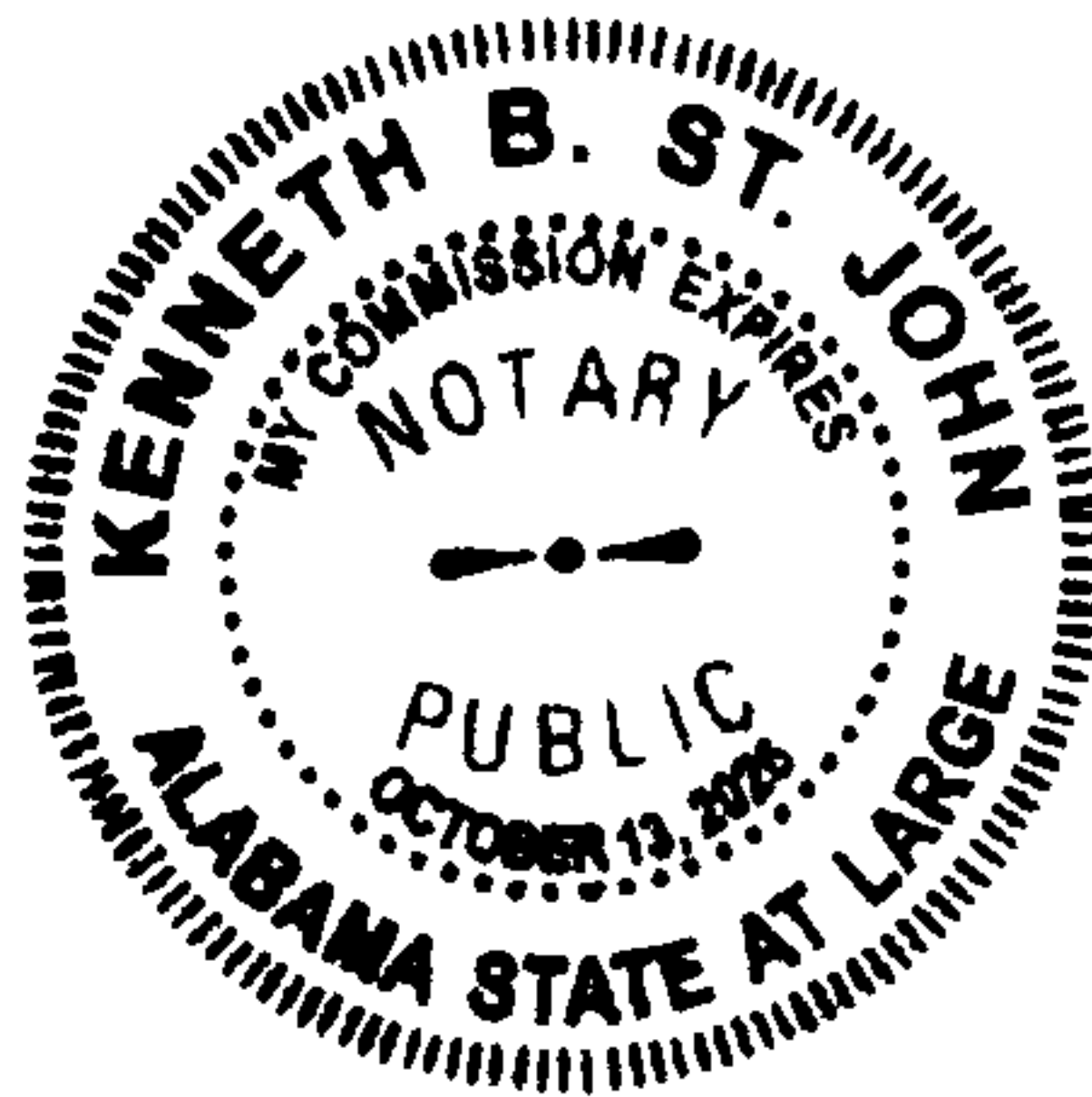
COUNTY OF Shelby



20230825000255950 2/3 \$207.50
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MADISON KNOX**, whose name is 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 said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of August, 2023.



Notary Public

Print Name: Kenneth B. St. John

Commission Expires: 10/13/2026



20230825000255950 3/3 \$207.50
Shelby Cnty Judge of Probate, AL
08/25/2023 10:54:24 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name MADISON KNOX
Mailing Address 501 Sheffield Way
Birmingham, AL 35242

Grantee's Name SUNSET POINT RENTALS LLC
Mailing Address 501 Sheffield Way
Birmingham, AL 35242

Property Address 101 Cambridge Pointe Circle
Alabaster, AL 35007

Date of Sale 8/24/2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 179,400.00

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
☒ Other Assessor's current value under Parcel #
23-2-10-1-006-034.000

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 8/24/23

Print Madison Knox

☐ Unattested
☐ (verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1