

This Instrument Prepared By and Return To:
Paul M. Kemp
Access Title & Closing Group, LLC
100 Centerview Drive
Chambers Bldg * Ste. 111
Vestavia Hills, AL 35216

Send Property Tax Notice To:

Southern Point Rentals, LLC
501 Sheffield Way
Birmingham, Alabama 35242

Quitclaim Deed

NO TITLE SEARCH WAS RELIED UPON IN THE PREPARATION OF THIS DEED.

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)** cash in hand paid to Madison Knox, (hereinafter Grantor), receipt whereof is acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto said **Southern Point Rentals, LLC**, (hereinafter Grantee), any right, title, interest and claim in or to the following described real estate lying in **Shelby County, Alabama**, to wit:

Lot 37-A, Brook Forest Addition to Wyndham, as recorded in Map Book 27, Page 25, in the Office of the Judge of Probate, Shelby County, Alabama.

Commonly known as 9455 Brook Forest Circle, Helena, AL 35080

Source of Title: Warranty Deed from Real Estate & Design Associates, LLC to Madison Knox, dated 06/16/2023 and recorded on 06/21/2023 in Inst.#20230621000184990, in the Office of the Judge of Probate, Shelby County, Alabama records.

Subject property is not the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, his/her/their/its heirs and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, express or implied.

IN WITNESS WHEREOF, **Grantor** has caused these presents to be executed this 15th, day of August, 2023.



Madison Knox

State of AL

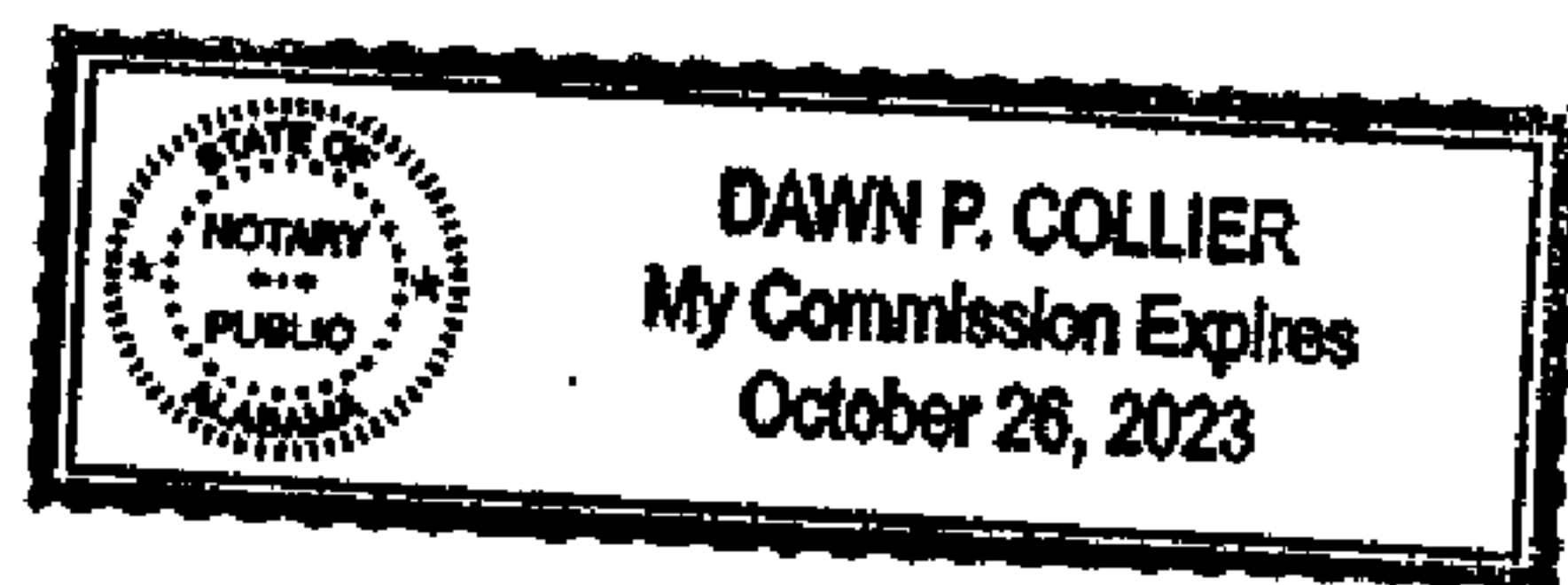
County of Jefferson

I, Dawn P Collier the undersigned authority, a Notary Public in and for said County and State, hereby certify that **Madison Knox**, is signed to the foregoing conveyance, and who is known to me or produced satisfactory evidence of identification, acknowledged before on this day, that being informed of the contents of the conveyance he/she executed the same voluntarily.

Given under my hand and seal of office this 15th day of August, 2023.

Dawn P Collier

Notary Public



My commission expires:

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

Property Address:

35242
9455 Brook Forest Circle,
Helena, AL 35080

Grantee's Name: Southern Point Rentals, LLC

Mailing Address: 501 Sheffield Way

Birmingham, Alabama 35242

Date of Sale:

08/14/2023

Total Purchase Price:

~~\$10~~

Or

Actual Value

Or

Assessor's Market Value

12 assessedThe 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)108,000.00☐ Bill of Sale☐ Sales Contract☐ Closing Statement☐ Appraisal☒ XX Other

Tax Appraiser's Value

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 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 is 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:

8-15-23☐ Unattested

Verified by:

Print: Access Title & Closing Group, LLC

Sign:

(Grantor/Grantee/Owner/AGENT) circle one

Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

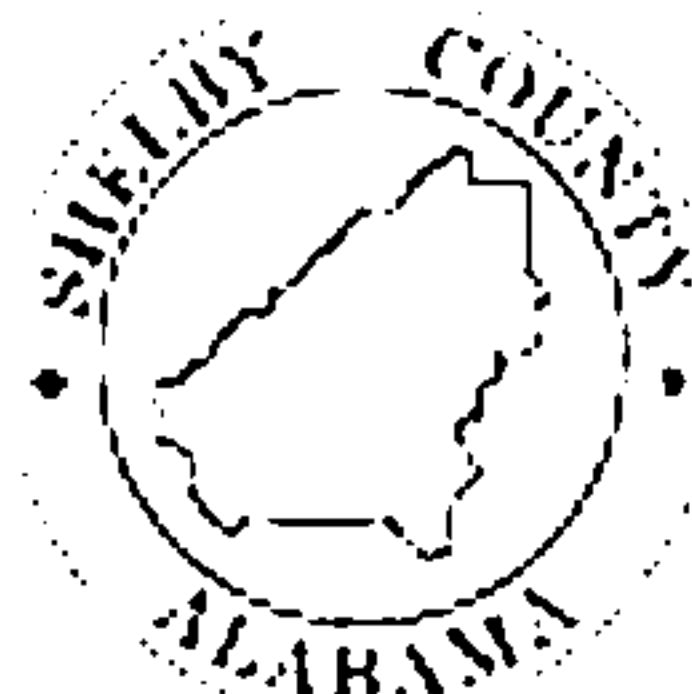
Shelby County, AL

09/06/2023 02:23:08 PM

\$136.00 BRITTANI

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FORM RT-1

Allen S. Bayal