



20230914000277340 1/2 \$61.50
Shelby Cnty Judge of Probate, AL
09/14/2023 01:49:15 PM FILED/CERT

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Law Offices of Christopher R. Smitherman, LLC
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Mark E. French

STATE OF ALABAMA)
)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Spring L. French**, hereinafter called "Grantors," does hereby GRANT, CONVEY, and QUITCLAIM unto **Mark E. French**, hereinafter called "Grantees", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

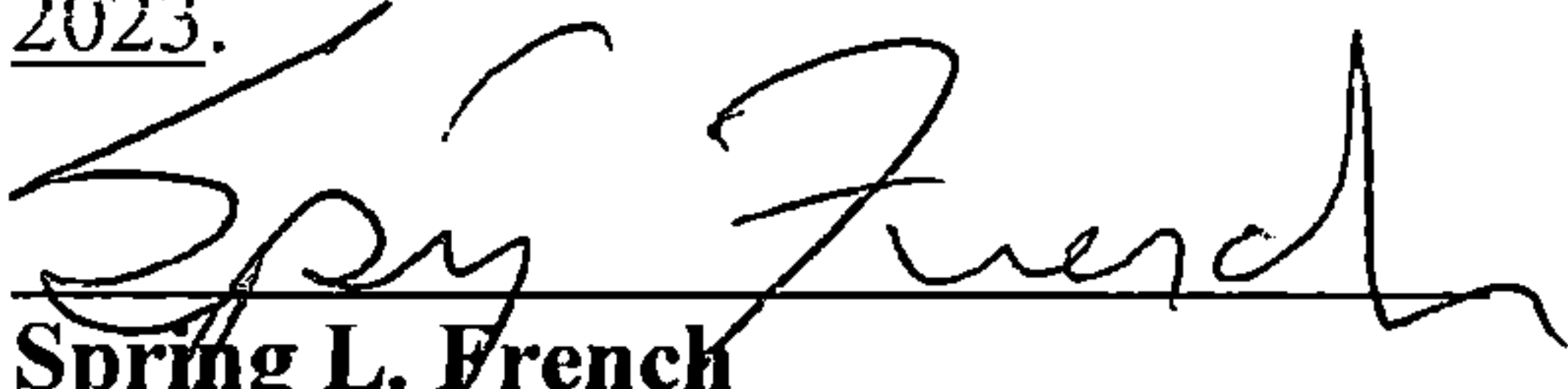
LOT 5, BLOCK 2. ACCORDING TO THE MAP OF LANDS OF G. A. NABORS IN SECTION a, TOWNSHIP 24NORTH, RANGE 15 EAST, AS RECORDED IN MAP BOOK 1 PAGE 31 IN THE PROBATE OFFICE OF SHIELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Subject to all items of record.

NOTE: This instrument is prepared pursuant to divorce settlement Shelby County Circuit Court DR-2009-196

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

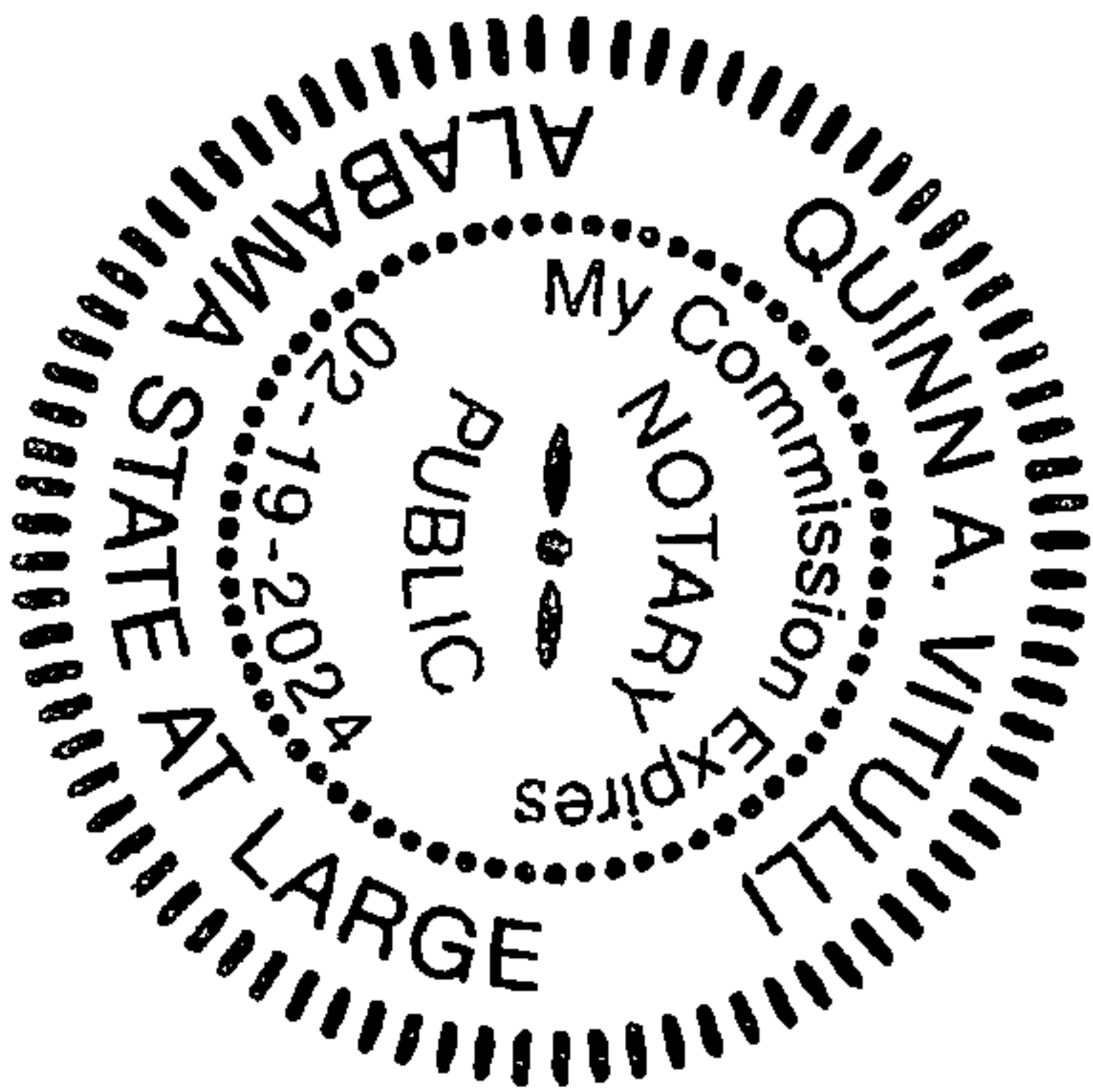
IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 30 day of Aug, 2023.

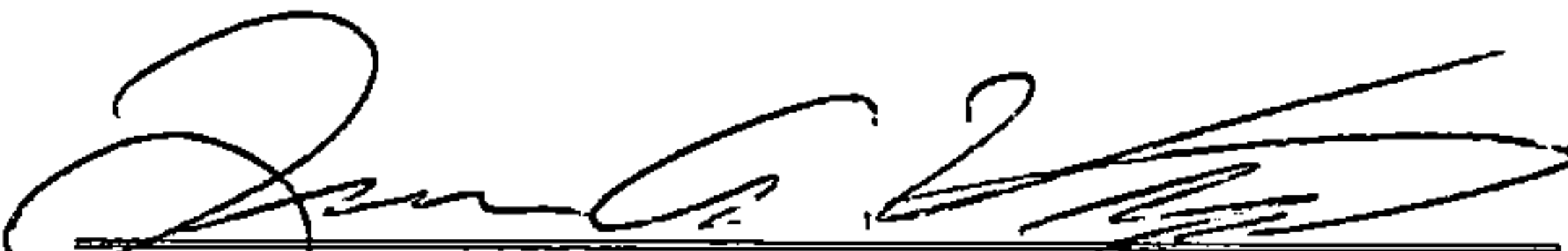

Spring L. French

STATE OF ALABAMA)
COUNTY OF SHELBY)
ACKNOWLEDGMENT

I, Quinn A Vitulli, a Notary Public for the State at Large, hereby certify that **Spring L. French**, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 30th day of August, 2023.




NOTARY PUBLIC
My Commission Expires: 2-19-2024

Real Estate Sales Validation Form

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

Grantor's Name Spring L. French
Mailing Address 18939 Dalewood Cir.
Robertsdale AL 36567

Grantee's Name Mark E. French
Mailing Address 444 Church St.
Montevallo AL 35115

Property Address 444 Church St.
Montevallo AL
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 72,450

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 1/2 value 36,225

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 9-14-2023

Print Mark E. French

Unattested

Sign Mark E. French

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1