

**Return to After Recording:**

Vantage Point Title, Inc.  
18167 U.S. Highway 19 N. Floor 3  
Clearwater, FL 33764  
Reference No. AL913515

**Mail Tax Statements to:**

Dawn Martin  
222 Brook Hollow Drive  
Pelham, AL 35124

**Prepared By:**

National Signing Services, Inc.  
c/o Attorney Thomas G. McCroskey  
124 W. Freistadt Road, Unit 64  
Thiensville, WI 53092

Tax ID No.: 13 6 13 1 001 006.006

**QUIT CLAIM DEED**

This indenture made this 11 day of August, 20 23, by and between **JEFFERY MARTIN, AN UNMARRIED MAN**, whose post office address is 3235 Chase Ct, Birmingham AL 35235, **AND DAWN MARTIN, AN UNMARRIED WOMAN, FORMERLY HUSBAND AND WIFE**, whose post office address is 222 Brook Hollow Drive, Pelham, AL 35124, hereinafter called Grantors, and **DAWN MARTIN, AN UNMARRIED WOMAN**, whose post office address is 222 Brook Hollow Drive, Pelham, AL 35124, hereinafter called Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

The following described real estate, situated in County of Shelby State of Alabama, to-wit:

Lot 5, according to the Survey of BROOKHOLLOW, FIRST SECTOR, as recorded in Map Book 17, Page 103, in the Probate Office of Shelby County, Alabama.

Commonly known as: 222 Brook Hollow Drive, Pelham, AL 35124

Parcel ID #: 13 6 13 1 001 006.006

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seals of said Grantors this 11 day of August, 2023.

  
JEFFERY MARTIN

STATE OF Alabama  
COUNTY OF Jefferson

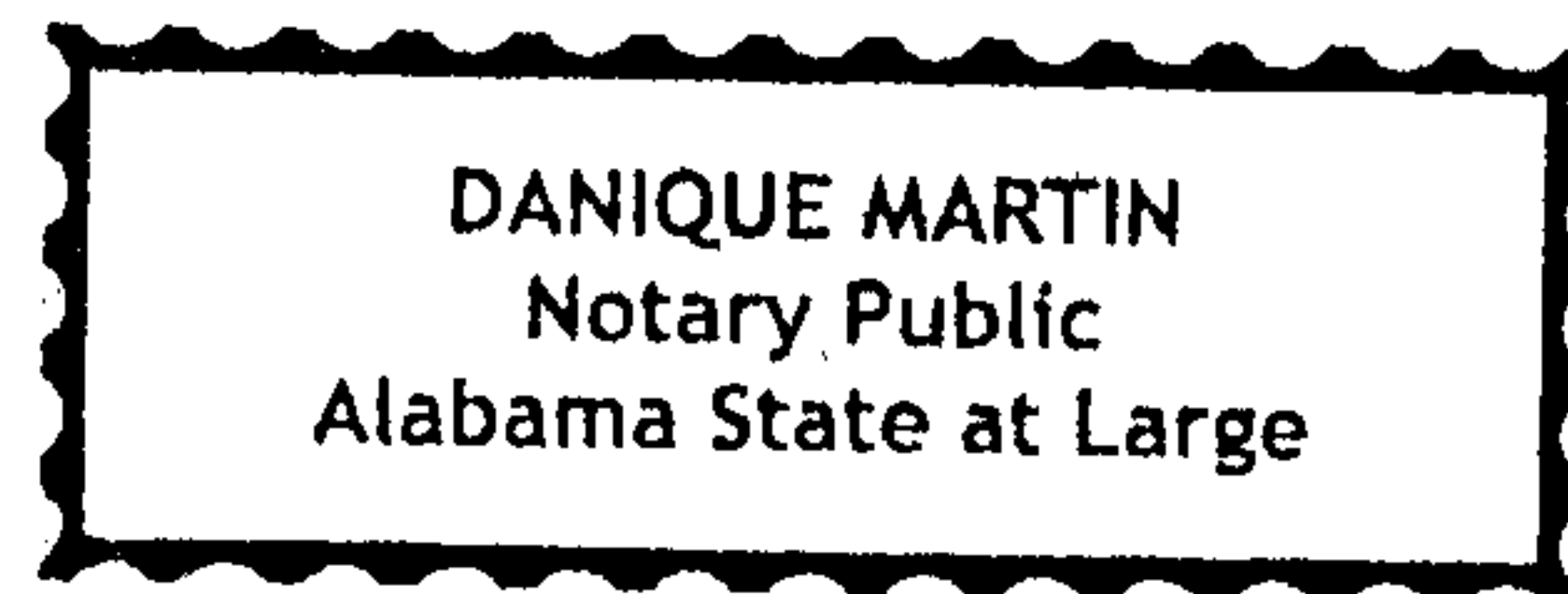
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JEFFERY MARTIN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 11 day of August, 2023.

  
NOTARY PUBLIC

Printed Name: Danique Martin

My Commission Expires: 2/18/2026



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

WITNESS the hands and seals of said Grantors this 11 day of August, 2023

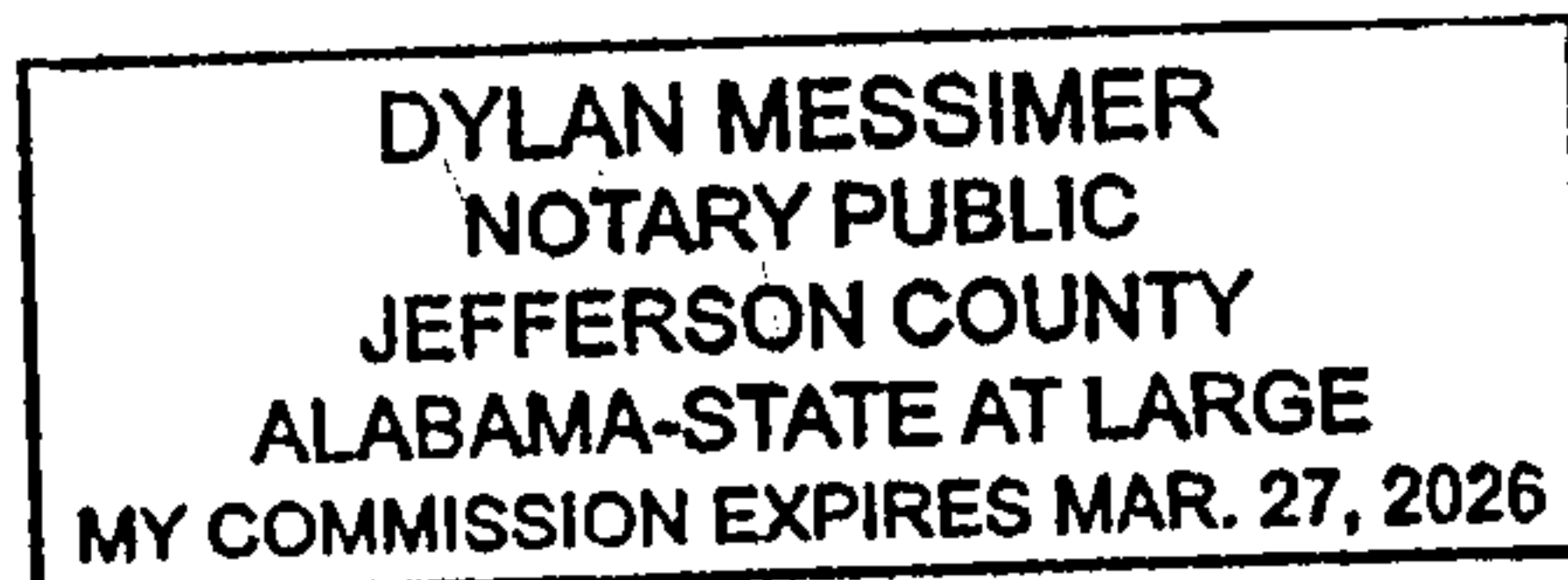
*Dawn Martin*  
DAWN MARTIN

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DAWN MARTIN, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 11 day of August, 20 23

*Dylan Messimer*  
NOTARY PUBLIC  
Printed Name: Dylan Messimer  
My Commission Expires: 3/27/2026



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JEFFERY MARTIN AND  
 Mailing Address DAWN MARTIN  
222 Brook Hollow Drive  
Pelham, AL 35124

Grantee's Name DAWN MARTIN  
 Mailing Address 222 Brook Hollow Drive  
Pelham, AL 35124

Property Address 222 Brook Hollow Drive  
Pelham, AL 35124

Date of Sale 8/11/2023  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 207900

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 \_\_\_\_\_

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 8-11-23

Print Dawn Martin

Sign Dawn Martin

\_\_\_\_ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name JEFFERY MARTIN AND  
 Mailing Address DAWN MARTIN  
222 Brook Hollow Drive  
Pelham, AL 35124

Grantee's Name DAWN MARTIN  
 Mailing Address 222 Brook Hollow Drive  
Pelham, AL 35124

Property Address 222 Brook Hollow Drive  
Pelham, AL 35124

Date of Sale 8/11/2023

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 207900

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/19/2023 03:19:38 PM  
 \$242.00 JOANN  
 20230919000281130



Purchase price or actual value claimed Jeff Martin can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other \_\_\_\_\_

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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Date 8/11/23

Print Jeff Martin

Unattested

Sign Jeff Martin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Print Form**

**Form RT-1**