

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN; OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

THIS INSTRUMENT PREPARED BY:
Avery W. Brown, Esq.
The Law Offices of Avery W. Brown, LLC
P.O. Box 660942
Vestavia Hills, Alabama 35226

SEND TAX NOTICE TO:
Pamela Sue Farr
1832 Mountain Laurel Lane
Hoover, Alabama 35244



20230920000281680 1/4 \$32.00
Shelby Cnty Judge of Probate, AL
09/20/2023 10:34:05 AM FILED/CERT

QUITCLAIM DEED
(without survivorship)

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration already in hand, the undersigned Steven Joseph Ogran, a married person, and Stuart David Ogran, a married person (herein referred to as "Grantor," whether one or more), does hereby remise, release, quitclaim and convey unto Pamela Sue Farr, an unmarried person, Personal Representative of the Estate of Curtis Edward Ogran, deceased, who was married to Pamela Sue Farr at the time of said decedent's death (herein referred to collectively as "Grantee," whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 72, according to the Survey of Davenport's Addition to Riverchase West-Sectr 3, as recorded in Map Book 8, Pg 53 A, B, & C, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. All easements, rights-of-way, covenants, restrictions, mortgages and agreements of record.
2. All mineral and mining rights not owned by grantor.
3. Current Ad Valorem taxes, a lien, but yet due and payable or not.

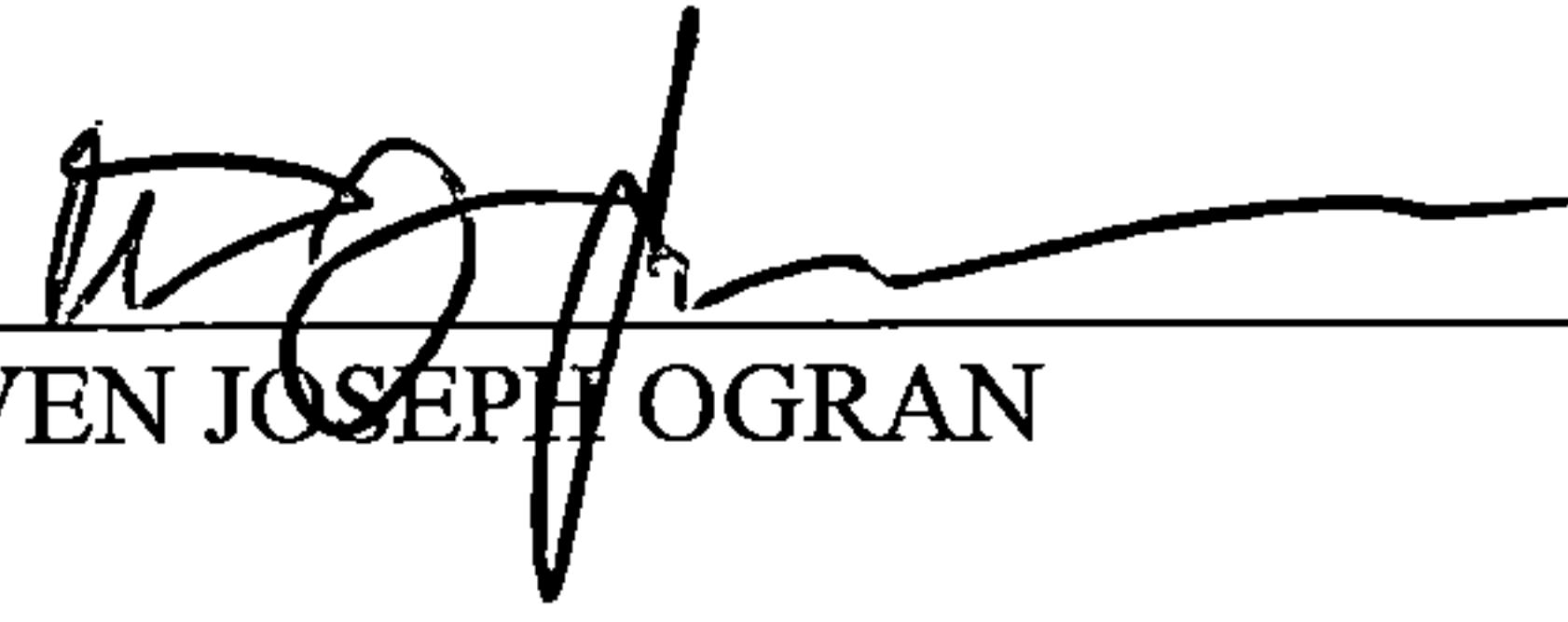
NOTE: (a) The undersigned Grantor covenants and warrants that the above described real estate referenced herein does not in any way constitute any part of his Homestead.

(b) This quitclaim deed has been prepared without the benefit of a survey or of a title examination or title binder and all information contained herein has been provided by the Grantor and Grantee. Furthermore, the purpose of this quitclaim deed is to perfect title in said Grantee.

TO HAVE AND TO HOLD to the said Grantee, their successors, heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed on this 17 day of SEPTEMBER 2023.

[Signatures to follow on remaining pages]
[Remainder of page left blank intentionally]



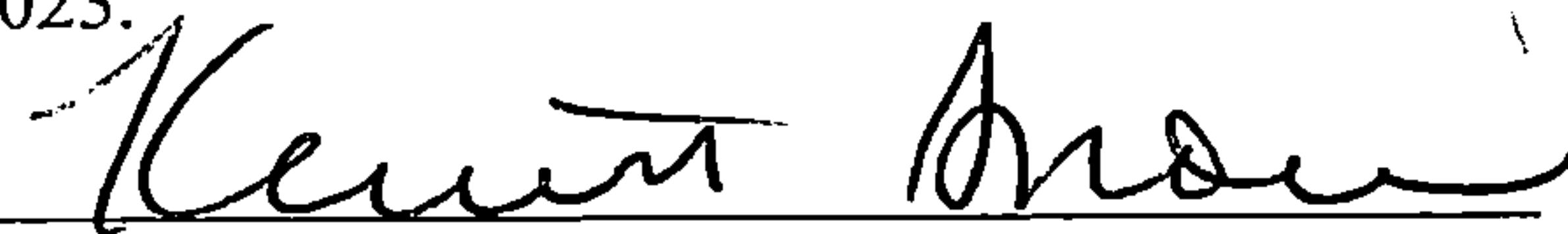
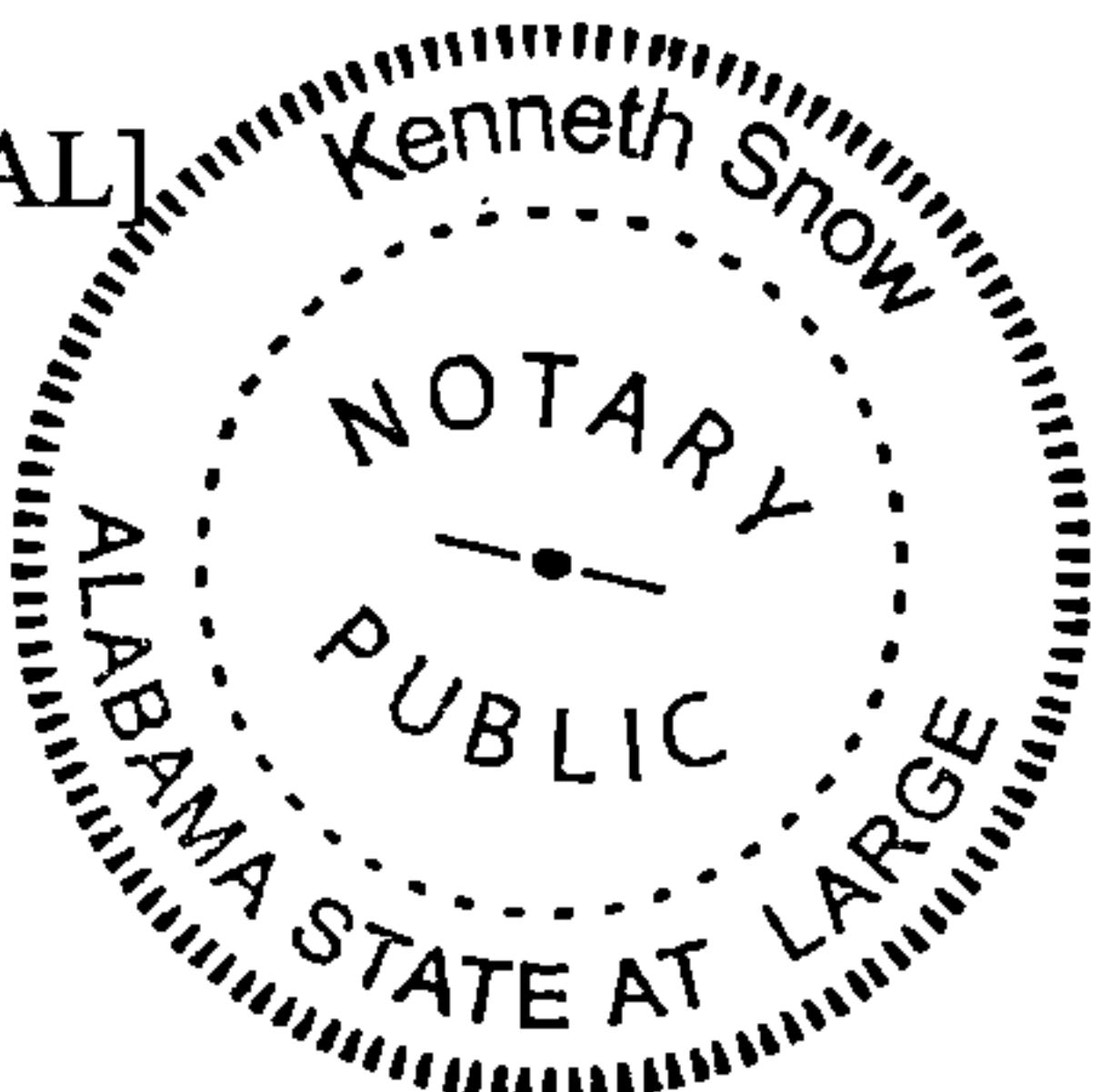
STEVEN JOSEPH OGRAN

STATE OF ALABAMA)
_____ COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Steven Joseph Ogran whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17 day of SEPTEMBER 2023.

[NOTARIAL SEAL]



NOTARY PUBLIC

My commission expires: _____

Kenneth Snow
Notary Public, Alabama State At Large
My Commission Expires Dec. 17, 2025



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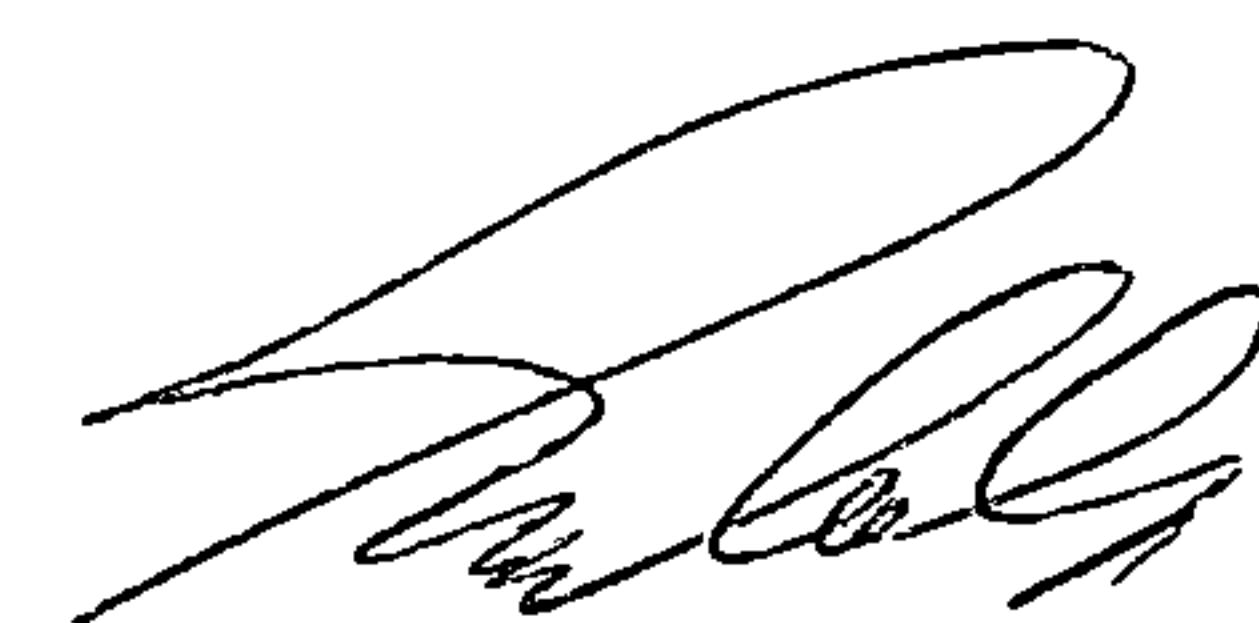
STUART DAVID OGRAN

STATE OF CALIFORNIA)
Contra Costa COUNTY)

Before me, the undersigned, a Notary Public in and for said County in said State, hereby certify that Stuart David Ogran whose name is signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

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

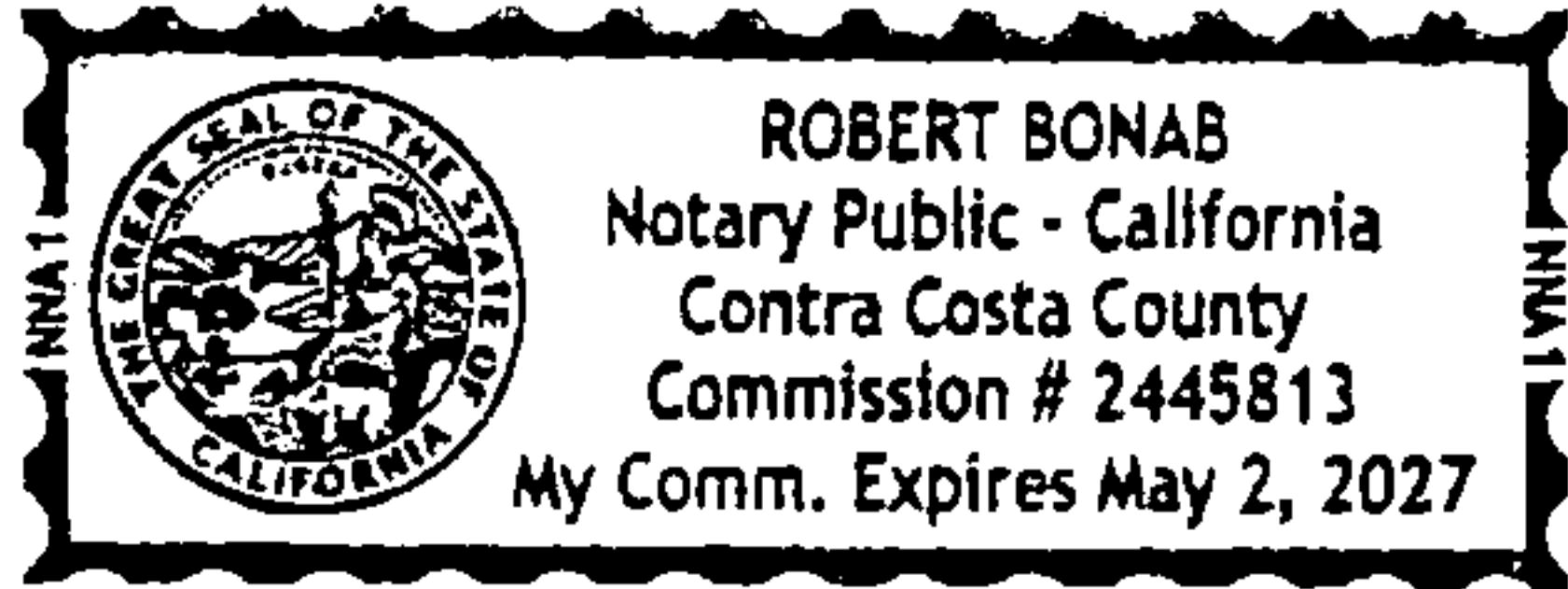
Robert Bonab



[NOTARIAL SEAL]

NOTARY PUBLIC

My commission expires: May - 2 - 2027



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Real Estate Sales Validation Form

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

Grantor's Name Pamela Sue Farr,
Personal Representative of the Estate of Curtis Edward Ogran, deceased

Mailing Address 1832 Mountain Laurel Lane
Hoover, AL 35244

Property Address 1832 Mountain Laurel Lane
Hoover, AL 35244

Grantee's Name Pamela Sue Farr

Mailing Address 1832 Mountain Laurel Lane
Hoover, AL 35244

Date of Sale _____

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$241,800.00

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
X To Clear title

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 av


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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 _____

Unattested _____

(verified by)

Print: Pamela Sue Farr

Sign: Pamela Sue Farr

(Grantor/Grantee/Owner Agent) circle one