

This instrument was prepared by:
Attorney Amy R. Milling
Roland Milling Law, LLC
310 Canyon Park Drive
Pelham, Alabama 35124

(Description furnished by Grantor. No survey examined and no title examination made by this attorney.) Source of Title: Instrument No. 20020628000303900 in the Office of the Judge of Probate, Shelby County, AL 06/28/2002.

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Lelia H. Mitchell, (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to James Jamal Mitchell, a married man, James Bruford Mitchell, III., an unmarried man, and Parker Christian Mitchell, an unmarried man, (hereinafter called Grantees), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

A lot or parcel of land situated in the Town of Montevallo, Shelby County, Alabama, more particularly described as follows:

Commence at a point where the Southwest margin of Shelby Street intersects the Northwest margin of Valley Street and run thence in a southwesterly direction along the Northwest margin of Valley Street, 425 feet to the point of beginning of the lot herein conveyed; thence continue along the Northwest margin of Valley Street 50 feet; thence in a Northwesterly direction and perpendicular to Valley Street 133 feet; thence in a Northeasterly direction and parallel to Valley Street 50 feet; thence in Southeasterly direction and perpendicular to Valley Street 133 feet, to the point of beginning of the lot hereby conveyed.

Being a part of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama.

Subject to: restrictions, easements, and rights of way of record.



20231023000311850 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
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And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, his heirs, and assigns, that I am lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to said grantee, his heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to said GRANTEE, his heirs and assigns forever.

Given under my hand and seal, this 6th day of October, 2023.

Lelia H. Mitchell
Lelia H. Mitchell

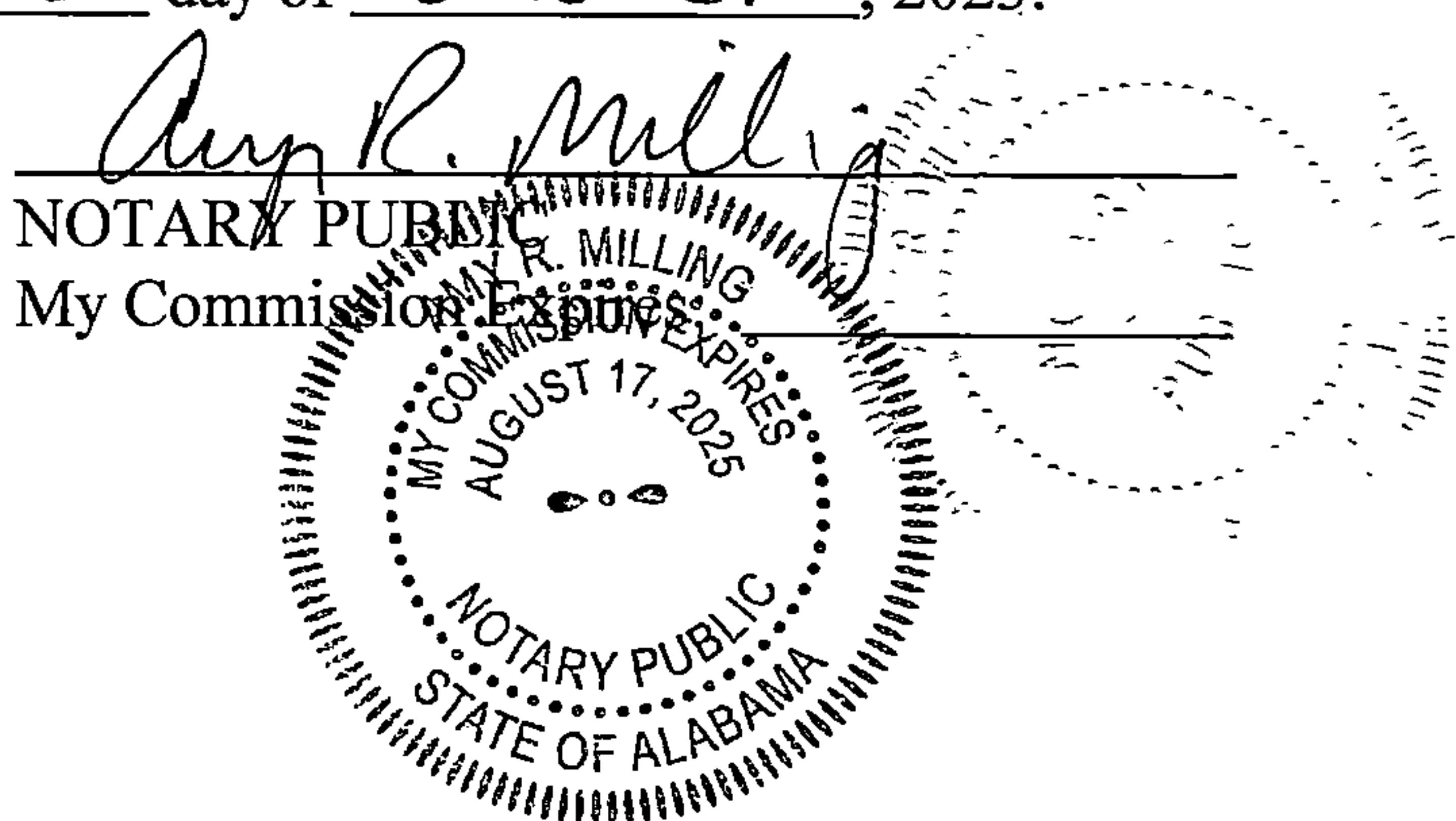
Send tax notice to:

James Jamal Mitchell
222 Saddle Lake Drive
Alabaster, AL 35007

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for said County, in said State, hereby certify that Lelia H. Mitchell 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6 day of October, 2023.



Real Estate Sales Validation Form

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

Grantor's Name Lelia Mitchell
Mailing Address 645 Hwy 204
Montevallo, AL 35115

Grantee's Name James Jamal Mitchell
Mailing Address James Burford Mitchell, III
Parker Christian Mitchell.22 Saddle
Lake Drive, Alabaster AL 35007

Property Address 445 Valley Street
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ \$38,900

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 Appraisal
 Sales Contract Other Tax Assessor
 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.

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 a



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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 10-6-2023

Print Lelia H. Mitchell

Sign Lelia H. Mitchell
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)

[Print Form](#)

Form RT-1