



20231103000324230 1/3 \$149.00
Shelby Cnty Judge of Probate, AL
11/03/2023 11:45:38 AM FILED/CERT

This instrument was prepared by:

SEND TAX NOTICE TO:

Kathryn Henry, ESQ.
K S Henry Law LLC
265 Riverchase Pkwy E #202
Hoover, Alabama 35244
kathryn@kshenrylaw.com
205-936-3746

Ronald Holtzclaw
124 Summerhill Dr.
Alabaster, AL 35077

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Jamie Holtzclaw, a single woman, hereby remises, releases, quit claims, grants, sells, and conveys to Ronald Holtzclaw (hereinafter called Grantee), a single man, all her right, title, interest and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

124 Summerhill Drive, Alabaster, Alabama 35077

SUBDIVISION: SUMMER BROOK SECTOR 5 PHASE 6; LOT 62-A, SECTION 10, TOWNSHIP 215, RANGE 03W, as recorded in Map Book 23 page 48.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, and rights of way, if any of record.

This conveyance was made pursuant to the Final Judgment of Divorce which incorporated the Agreement of the Parties entered on July 14, 2023 case 58-DR-2023-900205 in the Circuit Court of Shelby County, Alabama and is subject to a third-party mortgage.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTEE/GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to said Grantee forever.

Shelby County, AL 11/03/2023
State of Alabama
Deed Tax: \$121.00



20231103000324230 2/3 \$149.00
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Given under my hand and seal, this 3rd day of NOV, 2023.


JAMIE HOLTZCLAW

(SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

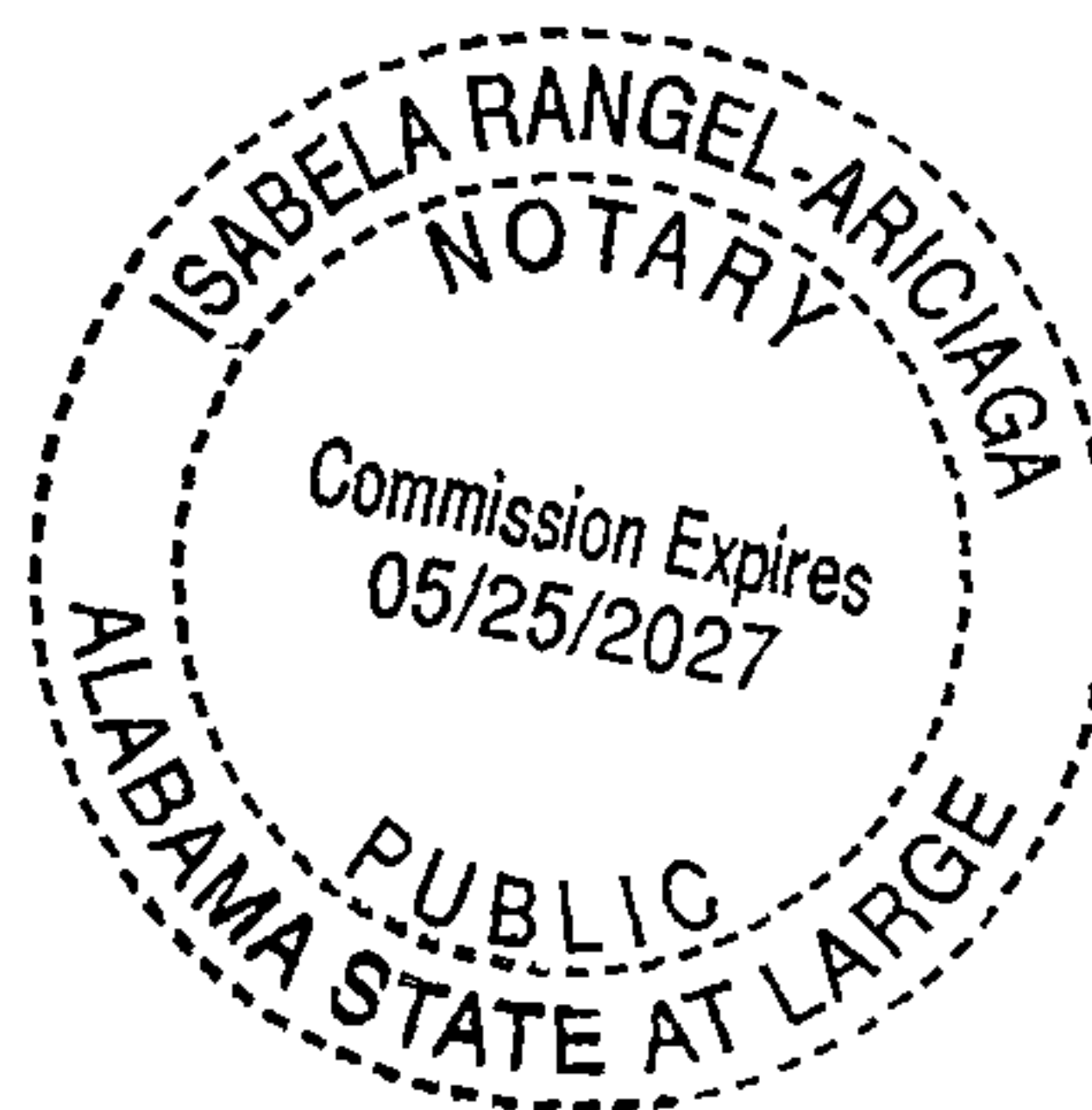
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jamie Holtzclaw, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the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

Given under my hand and official seal, this 3rd day of November, 2023.



NOTARY PUBLIC

My Commission Expires: 05/25/2027



Grantor's Name Jamie Holtzclaw
Mailing Address 626 Riverwoods Ldg.
Helena, AL 35080

Grantee's Name Ronald Holtzclaw
Mailing Address 501 Baronne St.
Helena, AL
35080

Property Address 8041 Rockhampton Cir.
Helena, AL
35080

Date of Sale 7/14/23
Total Purchase Price \$ 1.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 120700.00



20231103000324230 3/3 \$149.00
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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 Market

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 11/3/23

Unattested

(verified by)

Print Jamie Holtzclaw
Sign Jamie Holtzclaw
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1