

This instrument prepared by:
JESSICA KIRK DRENNAN
500 Office Park Drive, Suite 100
Birmingham, AL 35223

SEND TAX NOTICE TO:
Conner Wayne Milam
Janie Osborn
1024 Royal Mile
Birmingham, AL 35242

Source of Title: Book 2023, Page 04100001000040.

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, pursuant to a Final Judgment of Divorce entered in Civil Action *Rohm v. Rohm*, DR-2023-900219, Shelby County, Alabama, and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned DOUGLAS ALAN ROHM, an unmarried man (hereinafter referred to as GRANTOR) does hereby remise, release, quit claim and convey to CONNER WAYNE MILAM and JANIE OSBORN, as joint tenants with right of survivorship, (hereinafter referred to as GRANTEES) all of his right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 733, according to the Survey of Greystone Legacy, 7th Sector as recorded in Map Book 30, Pages 43 A, B and C, in the Probate Office of SHELBY County, ALABAMA.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Conner Wayne Milam is one and the same person as Conner Milam Rohm.

TO HAVE AND TO HOLD unto said GRANTEE their heirs and assigns forever.

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIAL WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

Given under my hand and seal on this the 12th day of October, 2023.


DOUGLAS ALAN ROHM

STATE OF Alabama
Jefferson COUNTY)

I, the undersigned authority, Notary Public for the State of Alabama hereby certify that DOUGLAS ALAN ROHM 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, executed the same voluntarily on the day that same bears date.

Given under my hand and office seal on this the 12th day of October, 2023.


Notary Public
My Commission Expires: 12-13-2025

Real Estate Sales Validation Form

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

Grantor's Name Douglas Alan Rohm
 Mailing Address 1024 Royal Mile
Birmingham, AL 35242

Grantee's Name Conner Wayne Milam and Janie Osborn
 Mailing Address 1024 Royal Mile
Birmingham, AL 35242

Property Address 1024 Royal Mile
Birmingham, AL 35242

Date of Sale 10/12/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 812,900 1/2 Value: \$406,450



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/13/2023 09:45:33 AM
 \$432.50 BRITTANI
 20231113000332150

Alex S. Byrd

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 1/2 Assessor's Market Value
☐ 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 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 10/12/23

Print Amanda Breen

☐ Unattested
 (verified by)

Sign Amanda
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1