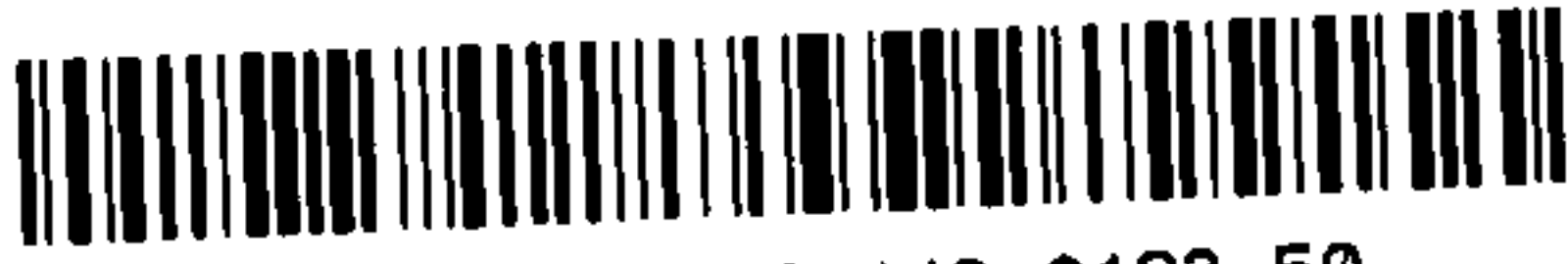


This instrument was prepared by:
Morrison Honea, LLC
101 N Main Street
Columbiana, Alabama 35051

Please send tax notice to:
Marcus Cranmer
s30970 Hwy 25
Wilsonville, Alabama 35186

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)


20231115000334950 1/3 \$183.50
Shelby Cnty Judge of Probate, AL
11/15/2023 11:35:15 AM FILED/CERT

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 acknowledged, the undersigned, **Billy Joe Pickett** and **Johnnie Rae Pickett**, a married couple (hereinafter "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to **Marcus Ryan Cranmer and David Brandon Cranmer**, both married men (hereinafter "Grantee") all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for recorded map subdivision plat

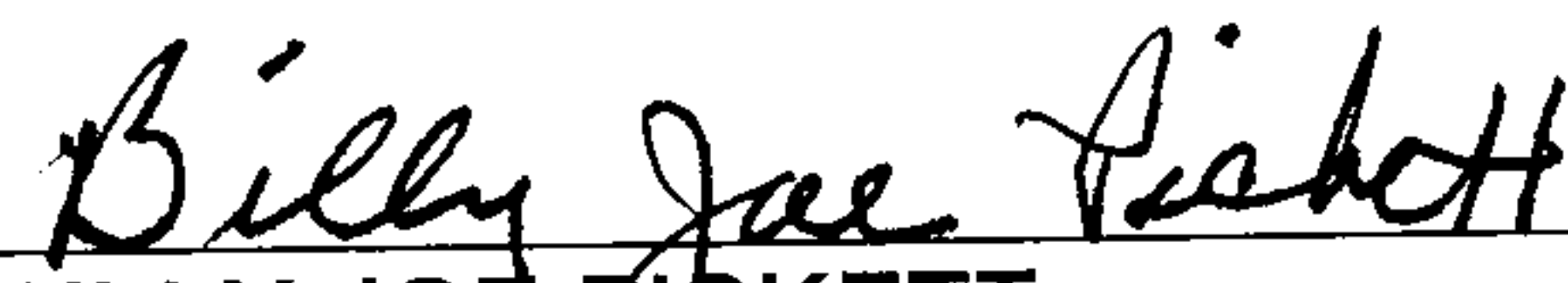
Lot 2 of recorded Little River Estates located in Westover, Alabama, Shelby County, as recorded in Map Book 57, Page 46 of Court of Probate for Shelby County Alabama.

Subject To:

Ad valorem taxes and any existing covenants and restrictions, easements, building lines and limitations of records.

TO HAVE AND TO HOLD the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining to the Grantee, her heirs, and assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Quit Claim Deed on the 15th day of November, 2023.

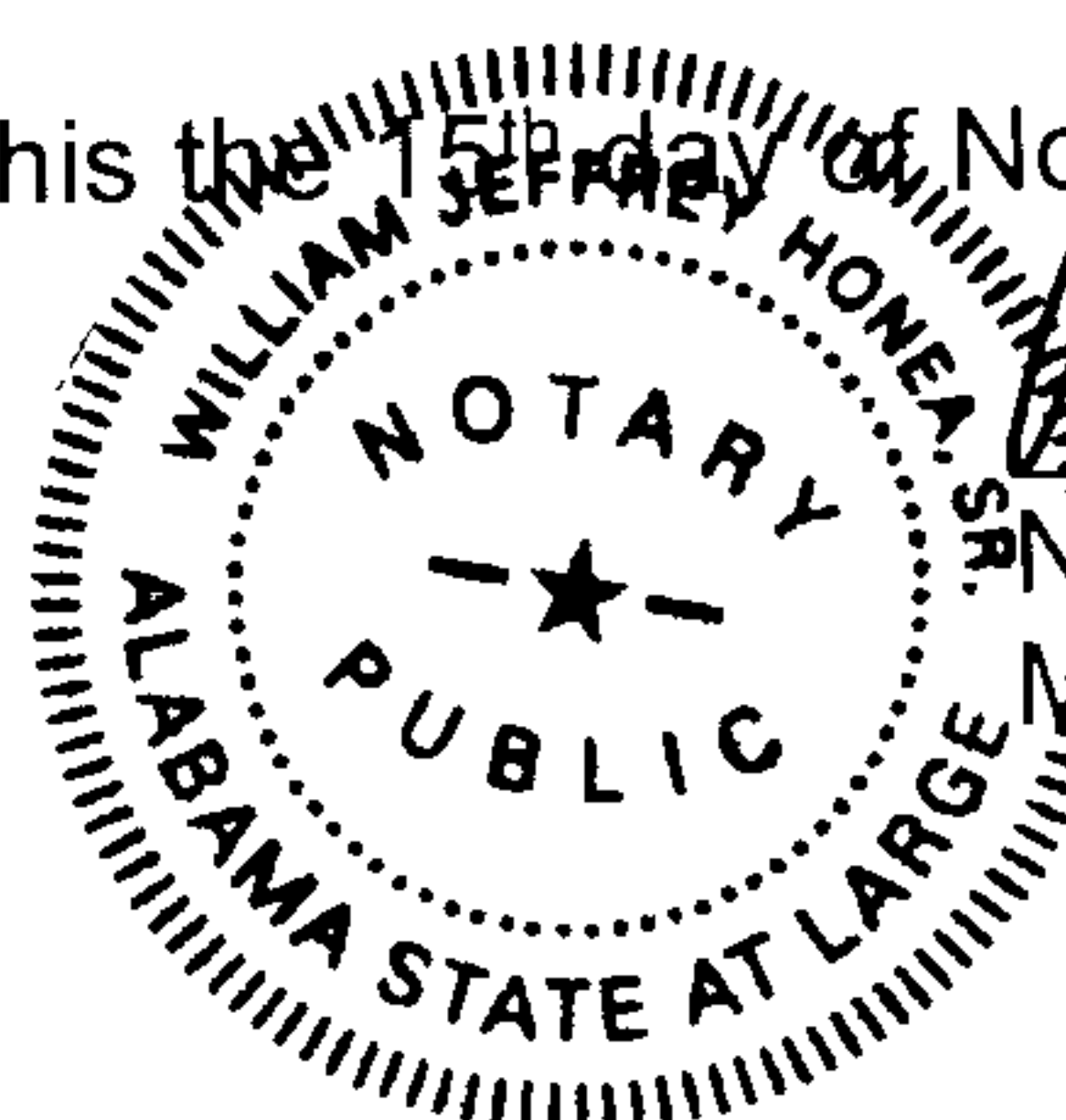

BILLY JOE PICKETT

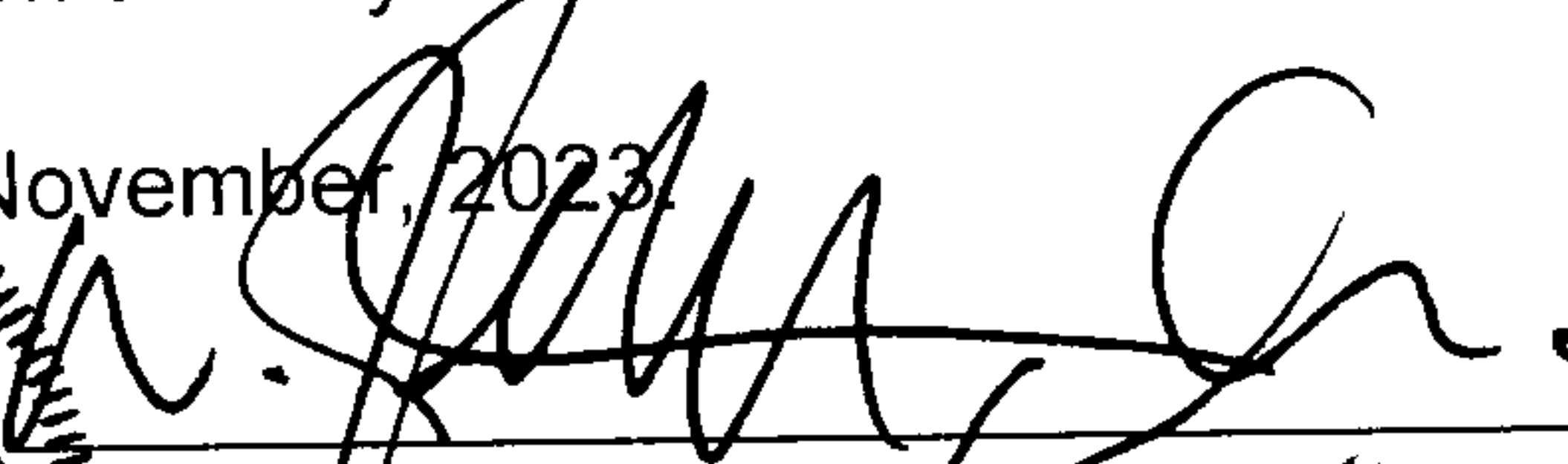

JOHNNIE RAE PICKETT

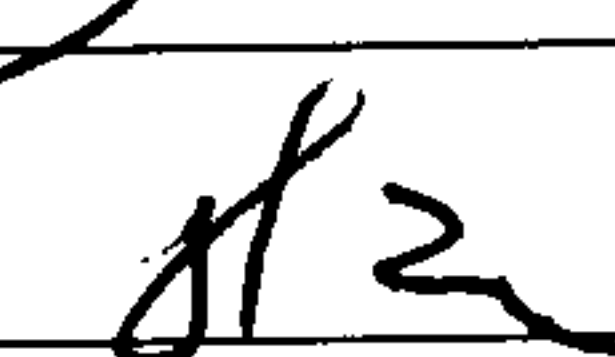
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, hereby certify that BILLY JOE PICKETT AND JOHNNIE RAE PICKETT, whose names are signed to the foregoing deed, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 15th day of November, 2023.




Notary Public

My Commission Expires: 

Shelby County, AL 11/15/2023
State of Alabama
Deed Tax: \$155.50

Real Estate Sales Validation Form

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

Grantor's Name Bill Joy Pickett
Mailing Address 160 Sunrise Circle
Wilsonville AL 35186

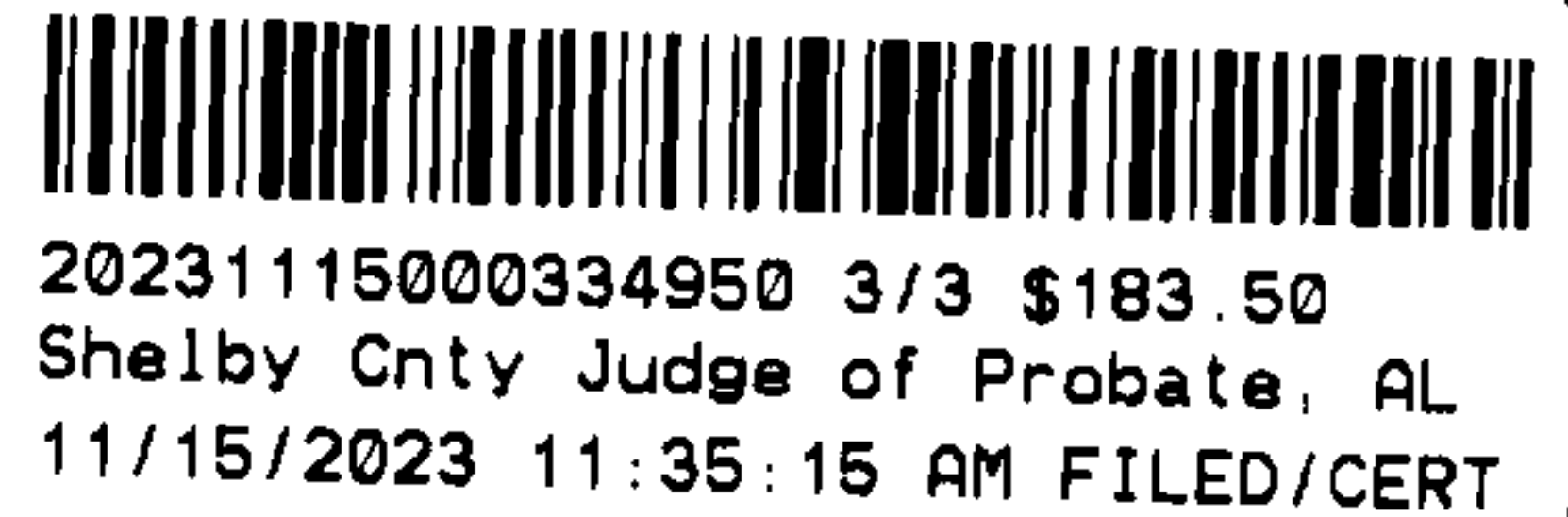
Grantee's Name Marcus Cranmer
Mailing Address 30970 Hwy 25
Wilsonville AL 35186

Property Address 10600 Hwy 855 Lot 2
Westover AL 35185

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 155,347.20



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 11/15/23

Print Marcus Cranmer

Unattested

(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1