

THIS INSTRUMENT PREPARED BY:  
MATTHEW T. MURPHY  
J. CLAY MADDOX, LLC  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
Clanton, AL 35045  
(205) 755-1975

QUITCLAIM DEED

SEND TAX NOTICES TO:

177 Rock Terrace Circle  
Helene AL

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That for and in consideration of the sum of One Hundred and 0/100 (\$100.00) and other good and valuable considerations, in hand paid to, Patrick L. Sanders, Jr., a Married person, (hereinafter called the GRANTOR) the receipt whereof is hereby acknowledged, the Grantor, does hereby RELEASE, QUITCLAIM, GRANT, SELL, and CONVEY unto, Shauna T. Sanders, (hereinafter called the GRANTEE), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 43, Creekview Sector 1, according to the map or plat thereof, recorded in Plat Book 50, Page 100, in the office of the Judge of Probate of Shelby County, Alabama.


This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

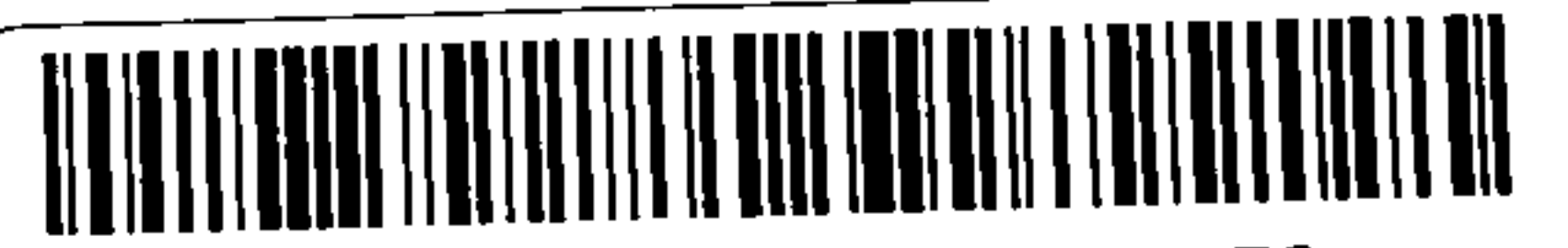
Prior Deed Reference: Instrument Number: 20210426000204110

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

TO HAVE AND TO HOLD to said Grantee forever.

IN WITNESS WHEREOF, I have, hereunto set my hand and seal, this the 13 day of October, 2023.

  
Patrick L. Sanders, Jr.



20231127000343300 2/3 \$211.50  
Shelby Cnty Judge of Probate, AL  
11/27/2023 01:32:38 PM FILED/CERT

STATE OF ALABAMA

)

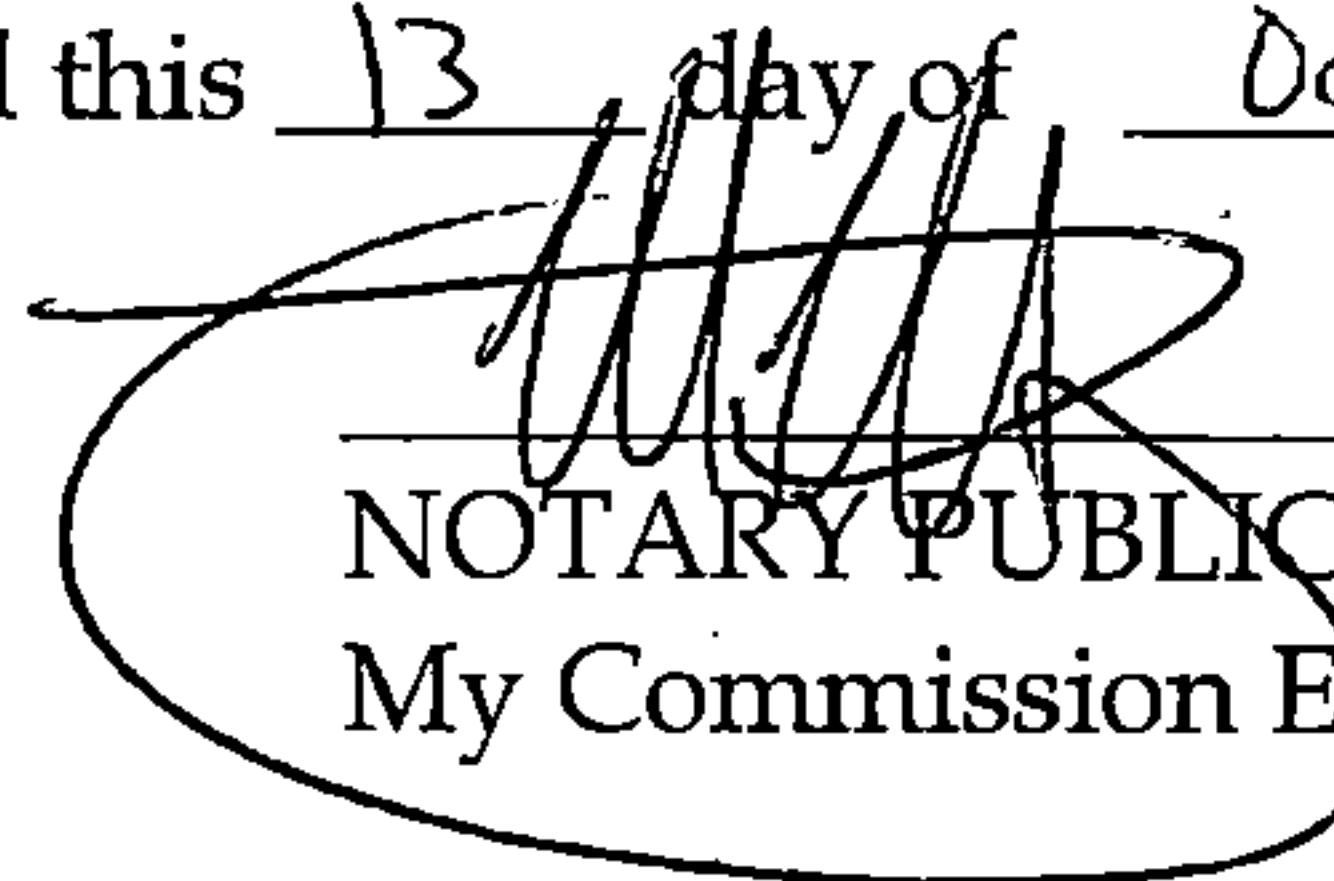
)

COUNTY OF SHELBY

)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Patrick L. Sanders, Jr.**, 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 13 day of October, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12-3-2025

# Real Estate Sales Validation Form

20231127000343300 3/3 \$211.50  
Shelby Cnty Judge of Probate, AL  
11/27/2023 01:32:38 PM FILED/CERT

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

Grantor's Name Patrick Sanders  
Mailing Address 125 Cedar Bend Dr  
Helena AL 35080

Grantee's Name Shauna Sanders  
Mailing Address 177 Rock Terrace Cir  
Helena AL 35080

Property Address 177 Rock Terrace Cir  
Helena AL 35080

Date of Sale \_\_\_\_\_

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 366,700.00

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 \$183,350.00  
☐ 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 11/27/23

Print Shauna Sanders

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1