

20231205000350530
12/05/2023 08:15:42 AM
QCDEED 1/2

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Michelle and Ronald Hill Sr.

STATE OF ALABAMA)

QUIT CLAIM DEED with JOINT SURVIVORSHIP RIGHTS

COUNTY OF JEFFERSON)

[TITLE NOT EXAMINED. NO OPINION EXPRESSED]

Appraised Value: \$308,500.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN and NO/100 (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Michelle Hill and her spouse, Ronald Howard Hill Sr.** (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEEES, **Michelle Hill and Ronald Howard Hill Sr.** (hereinafter referred to as GRANTEEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 213, according to the Resurvey of Timberline Phase 5 Sector 1, as recorded in Map Book 52, Page 2, In the Office of the Judge of Probate of Shelby County, Alabama.

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

Property Address: 1144 Merion Drive, Calera, AL 35040

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEEES herein shall take as tenants in common, forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this 1st day of December,
2023.

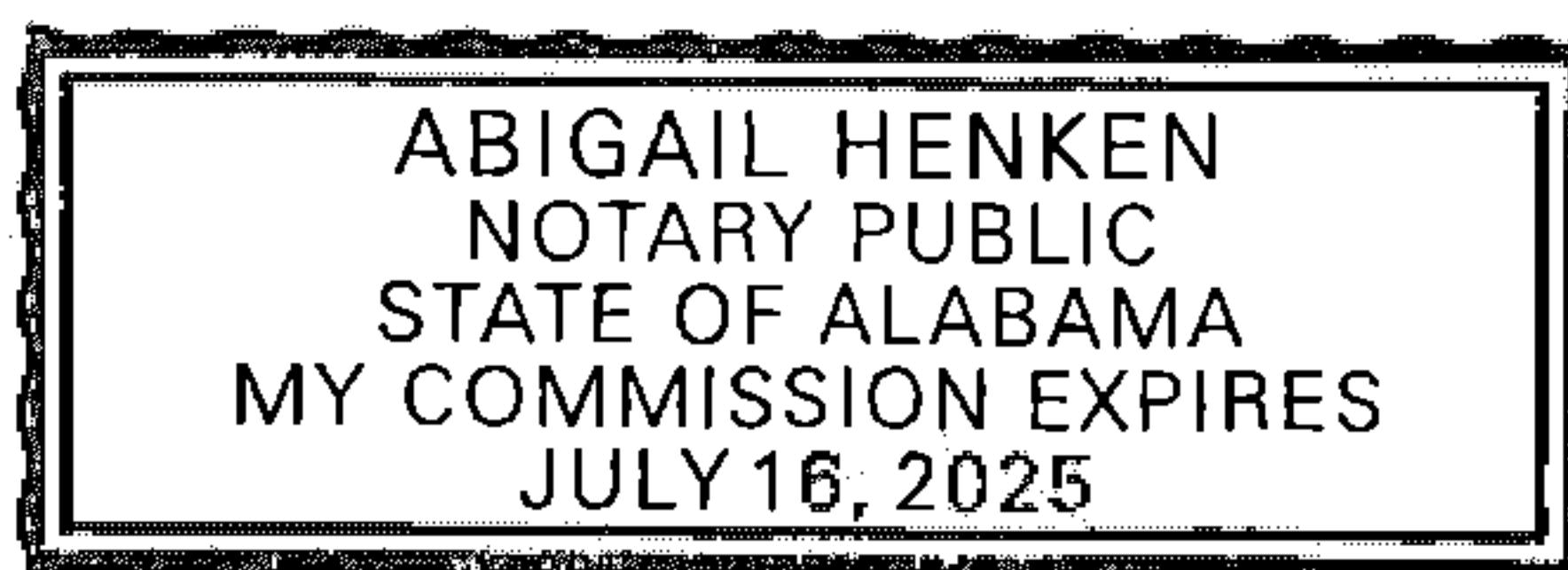
STATE OF Alabama)

COUNTY OF ~~Jefferson~~

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Michelle Hill and Ronald Howard Hill Sr.** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of December, 2018.

~~Notary Public~~ My Commission Expires: May 14, 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 Michelle Hill
 Mailing Address 1144 Merion Dr
Calera, AL 35040

Grantee's Name Michelle Hill and Ronald Howard Hill Sr.
 Mailing Address 1144 Merion Dr
Calera, AL 35040

Property Address 1144 Merion Drive
Calera, AL 35040

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ \$308,500.00

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
 Other Quit Claim Deed Transfer

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 12-1-23

Print Jeff W. Farmer

Unattested _____

Sign Jeff W. Farmer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2023 08:15:42 AM
 \$333.50 BRITTANI
 20231205000350530

Form RT-1