

This instrument prepared by:

Jim Pino, Esq.
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363 Canyon Park Dr.
Pelham, AL 35124
Telephone: 205/663-1581

SEND TAX NOTICE TO:

Jasmine Lawson
5241 Logan Drive
Birmingham, AL 35242

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)

SHELBY COUNTY)


20231211000355670 1/3 \$234.00
Shelby Cnty Judge of Probate, AL
12/11/2023 10:58:27 AM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **William Lawson**, a married man, hereby releases, quitclaims, grants, sells, and conveys to **Jasmine Lawson**, an unmarried woman (hereinafter called GRANTEE), all his right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lots 2 and 3, Block 10, according to the survey of Broken Bow South, as recorded in May Book 11, Page 82 in the Probate Office of Shelby County, Alabama.
Property address: 5241 Logan Dr, Birmingham, AL 35242.

The above property is not the homestead of the grantor.

Subject to existing easements, current ad valorem taxes which are due and payable, restrictions, set-back lines and rights of way, or other restrictions, if any, of record.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 27 day of November, 2023.



20231211000355670 2/3 \$234.00
Shelby Cnty Judge of Probate, AL
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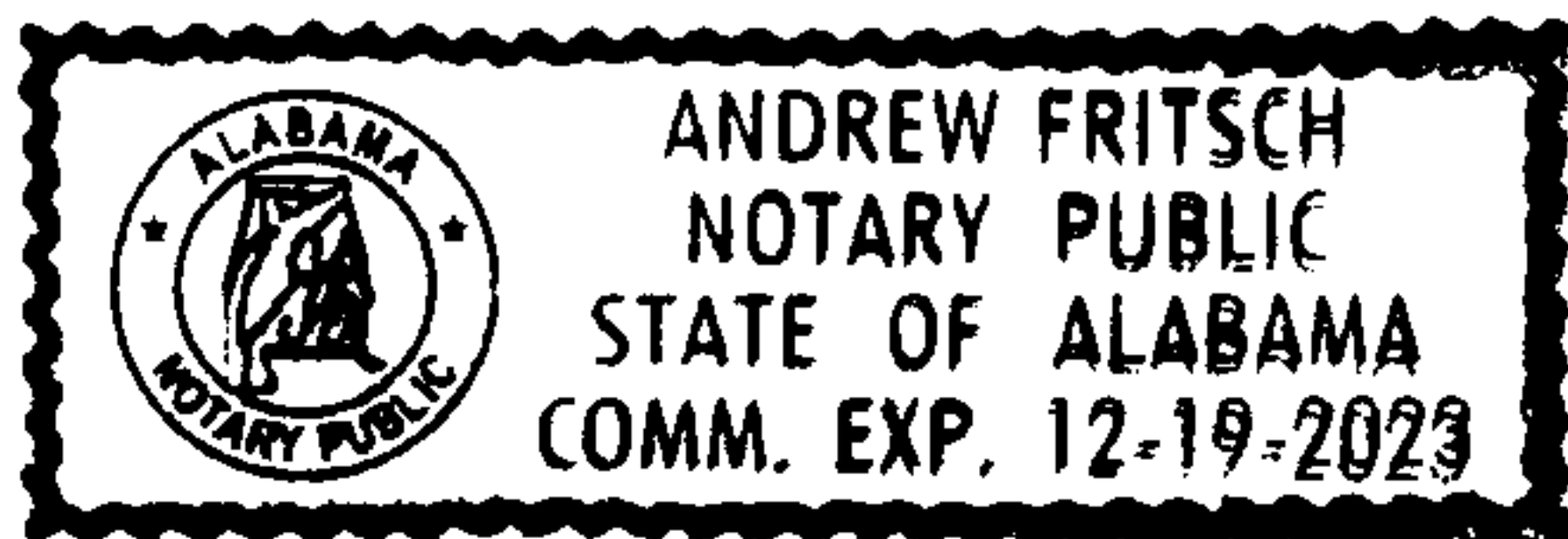
William Lawson (Seal)
William Lawson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Lawson, a married man, 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 27 day of November, A.D., 2023.

Andrew Fritsch
Notary Public
Commission Expires: 12-19-2023



Real Estate Sales Validation Form

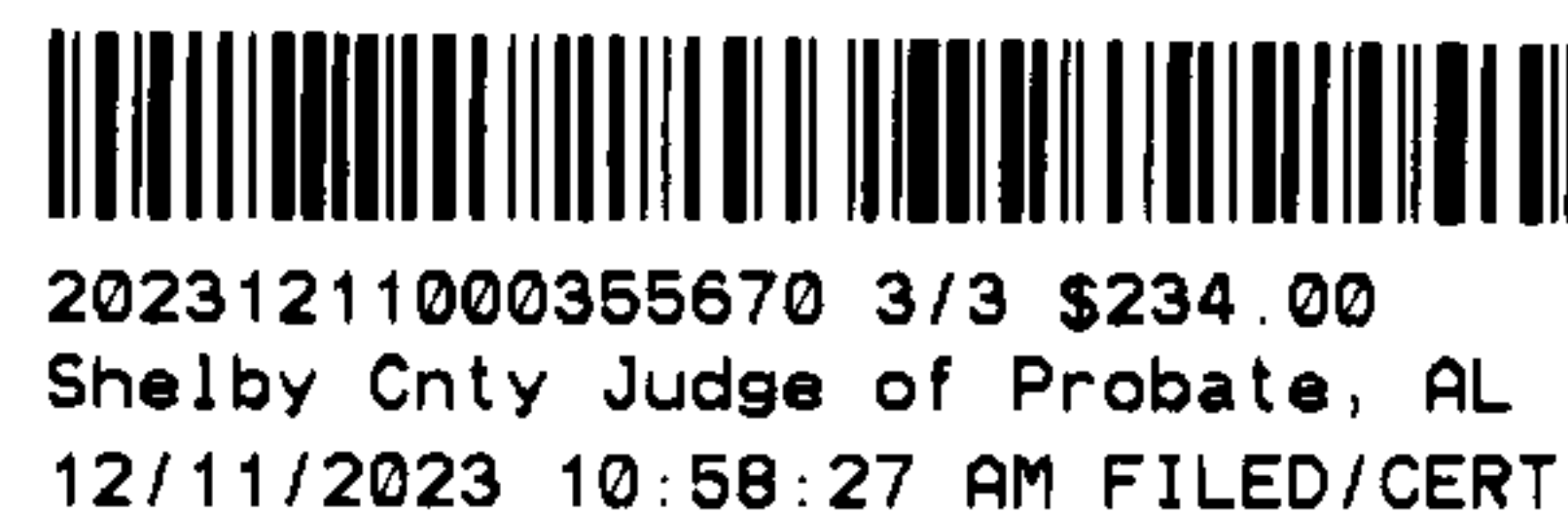
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name WILLIAM LAWSON
Mailing Address 8001 Woodfern Drive
Indian Springs, AL 35224

Grantee's Name Jasmine Lawson
Mailing Address 5241 Logan Drive
Birmingham, AL 35242

Property Address 5241 Logan Drive
Birmingham, AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 411,170



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 ASSESSOR $\frac{1}{2} = \$205,585$

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 12/11/2023

Print William Lawson

☐ Unattested

Sign William Lawson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one