

Recordation Requested By/Return to:

EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. ALP23-470040

Send Tax Notices to:

JACOB K. CALDWELL
3480 TOWNES CIRCLE
HOOVER, AL 35244

This Instrument Prepared By:

BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 14 day of December, 2023, by first party **JACOB K. CALDWELL AND AUTUMN BROOKE CALDWELL**, whose mailing address is 3480 TOWNES CIRCLE, HOOVER, AL 35244 to second party, **JACOB K. CALDWELL, UNMARRIED**, whose mailing address is 3480 TOWNES CIRCLE, HOOVER, AL 35244.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of HOOVER, County of SHELBY, State of ALABAMA to wit:

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 833, according to the Survey of Lake Wilborn, Phase 8B, as recorded in Map Book 53, Page 86, in the Probate Office of Shelby County, Alabama.

APN: 13 2 04 4 004 022.000

Property Address: 3480 TOWNES CIRCLE, HOOVER, AL 35244

This instrument was prepared without the benefit of a title examination.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

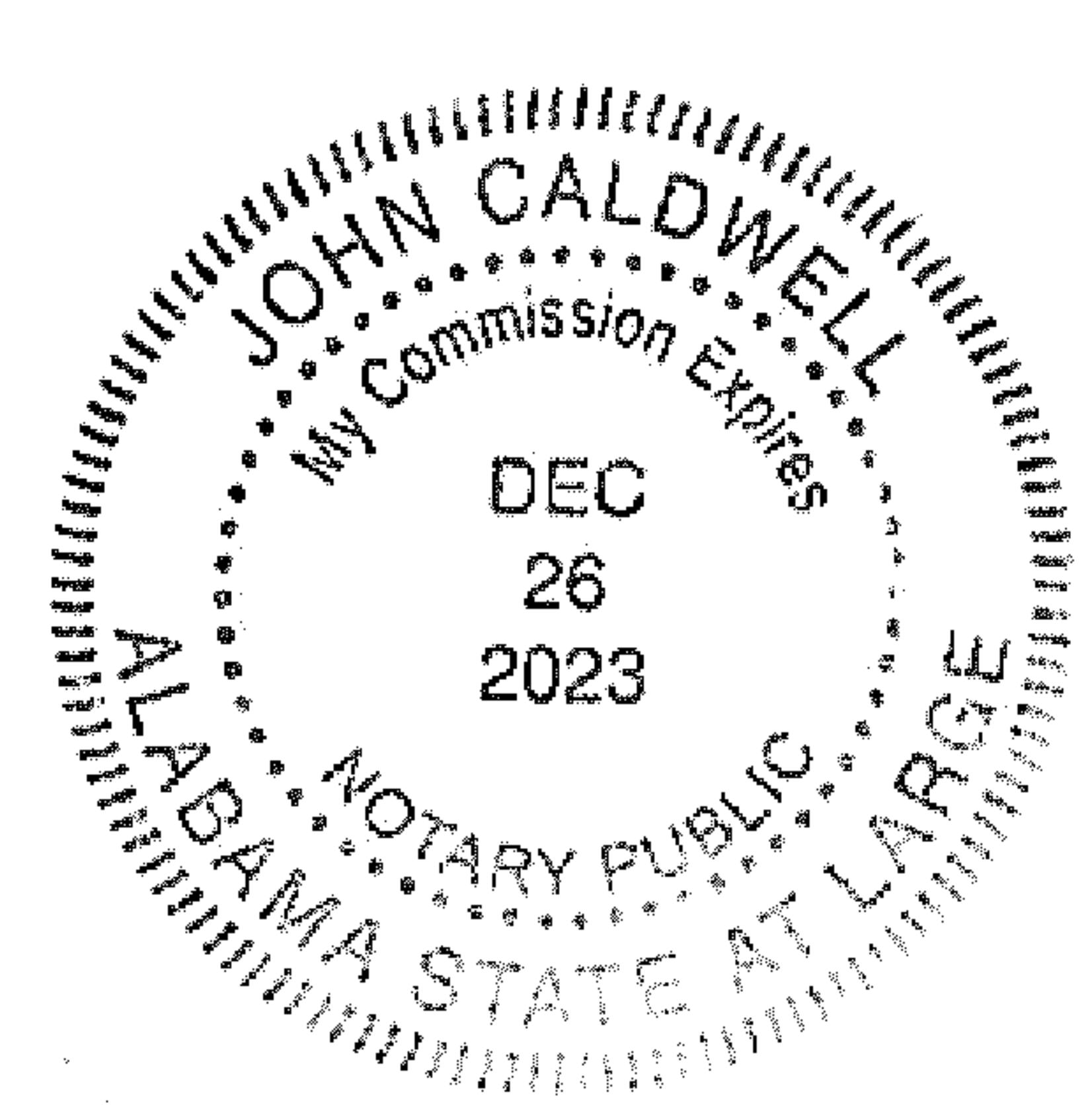

JACOB K. CALDWELL

STATE OF ALABAMA
COUNTY OF *Shelby*

} SS.

I, John Caldwell, a Notary Public, hereby certify that **JACOB K. CALDWELL**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 14 day of December, 2023.


John Caldwell
Notary Public



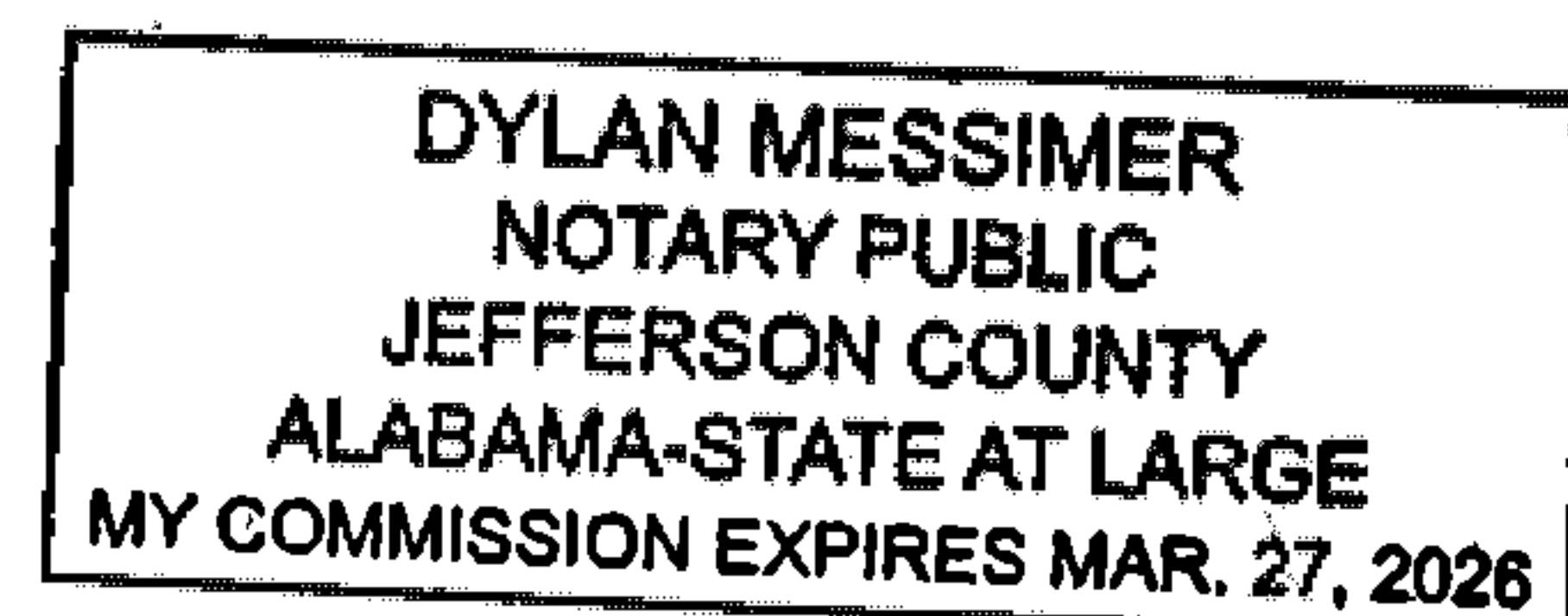
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Autumn Brooke Caldwell
AUTUMN BROOKE CALDWELL

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Dylan Messimer, a Notary Public, hereby certify that **AUTUMN BROOKE CALDWELL**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 14 day of December, 2023.

Dylan Messimer
Notary Public



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

JACOB K. CALDWELL AND AUTUMN BROOKE CALDWELL

Grantor's Name

Mailing Address

3480 Townes Circle,
Hoover, AL 35244

Grantee's Name

JACOB K. CALDWELL

Mailing Address 3480 Townes Circle,
Hoover, AL 35244

Property Address

3480 Townes Circle,
Hoover, AL 35244

Date of Sale 12/14/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 409,900.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2023 03:42:47 PM
\$441.00 JOANN
20231215000361540

The purchase price or actual value claim *Allen S. Boyd* 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 12/14/23Print Jacob Caldwell UnattestedSign Jacob Caldwell

(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1