



20231228000371700 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
12/28/2023 01:14:01 PM FILED/CERT

This Instrument Prepared By:

Send Tax Notice To:

Brandon L. Blankenship
117 Windsor Circle
Pelham, AL 35124

Brandon L. Blankenship
117 Windsor Circle
Pelham, AL 35124

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of \$200.00 to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Catherine Childs**, (formerly known as Catherine Blankenship and herein referred to as GRANTOR) hereby REMISES, RELEASES, QUITCLAIMS, GRANTS, SELLS AND CONVEYS to **Brandon L. Blankenship** (herein referred to as GRANTEE) all of the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

POB ON W R/W CO RD 77 540' N OF S/L OF NE ¼ E 23' TO E/L OF SW ¼ OF NE ¼ S ALG E/L OF ¼ ¼ TO W R/W OF SD RD NW ALG SD RD R/W TO POB.

SUBJECT TO: Current Taxes, Easements, Covenants, Restrictions and Rights of Way of Record.

NO TITLE OPINION REQUESTED OR PREPARED. The preparer of this document acted as scrivener only, no representation is made as to the total amount of acreage or the accuracy of the legal description.

TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 5th day of January, 2021.

Catherine Childs
Catherine Childs - Grantor
(formerly known as Catherine Blankenship)

Shelby County, AL 12/28/2023
State of Alabama
Deed Tax:\$1.50



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STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT

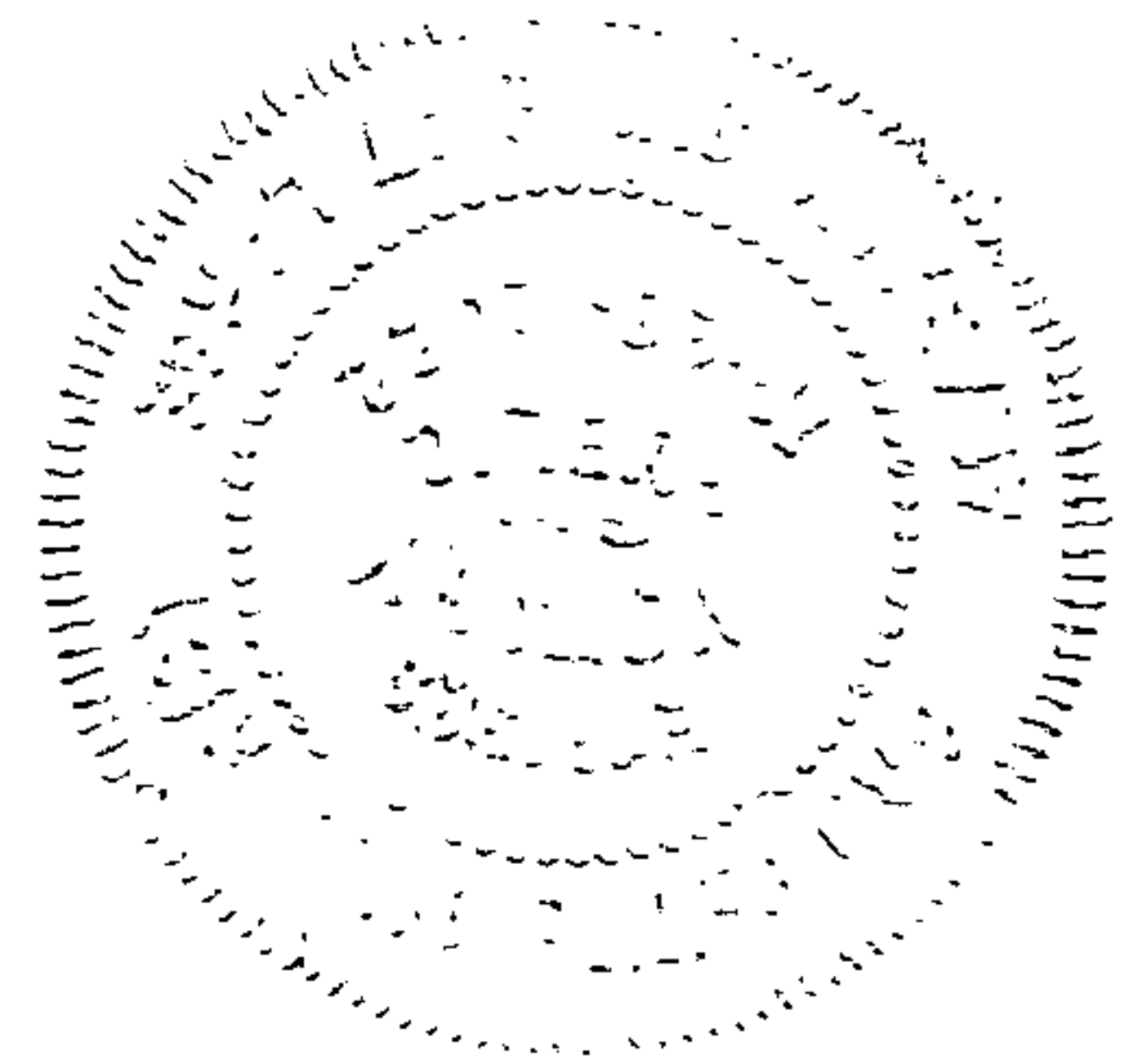
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catherine L. Blankenship, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January 2021.

Bridgette N Gilchrist
NOTARY PUBLIC

My Commission expires: 11/28/2022

Bridgette N Gilchrist
Notary Public, Alabama State At Large
My Commission Expires Nov. 28, 2022



Real Estate Sales Validation Form

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

Grantor's Name Catherine Blankenship
Mailing Address 5450 Mays Bend Rd.
Pell City, AL 35128

Grantee's Name Brandon L. Blankenship
Mailing Address 117 Windsor Cr.
Pelham, AL 35124

Property Address Hwy 77
Columbiana, AL 35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 1,500

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 a



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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 12/28/2023

Print Brandon L. Blankenship

Unattested

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

(verified by)