

PREPARED BY:
Fameka Leonard
214 Arbor Ct
Sterrett, AL 35147

SEND TAX NOTICE TO:

Fameka Leonard
214 Arbor Ct
Sterrett, AL 35147



20240105000005670 1/2 \$65.00
Shelby Cnty Judge of Probate, AL
01/05/2024 04:20:03 PM FILED/CERT

ALABAMA QUIT CLAIM DEED


STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of \$40000 in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to **FAMEKA LEONARD** (hereinafter called GRANTEE) all right, title, interest, and claim in or to the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

214 Arbor Court; Sterrett, AL 35147; Lot 1011 The Arbores at Forest Parks, as recorded in map book 25, page 146, in the probate office of Shelby County Alabama.

TO HAVE AND TO HOLD to the said GRANTEES forever

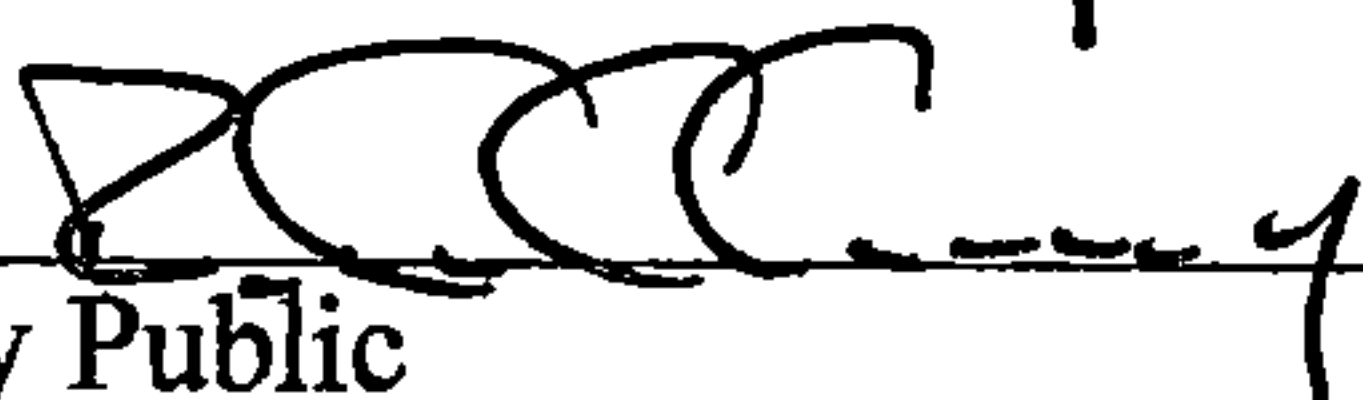
Given under HIS hand and seal, this 5th day of JANUARY, 2024

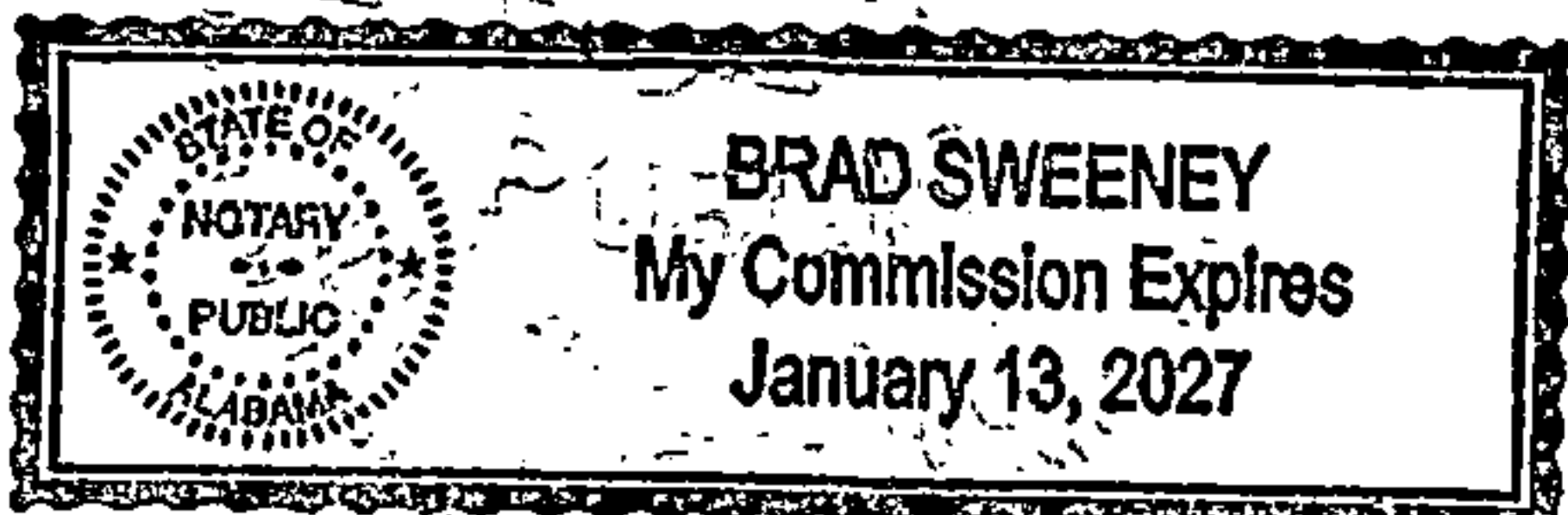

Keldrick Leonard

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KELDRICK M. LEONARD whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of January, 2024.


Notary Public
My Commission Expires: 01/13/2027



Shelby County, AL 01/05/2024
State of Alabama
Deed Tax: \$40.00

Real Estate Sales Validation Form

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

Grantor's Name Keldrick Leonard
Mailing Address 517 Park Crest Ave
Chelsea, AL 35043

Grantee's Name Fameka Leonard
Mailing Address 214 Arbor Ct
Shelby, AL 35147

Property Address 214 Arbor Ct
Shelby, AL 35147

Date of Sale _____
Total Purchase Price \$ 40000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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

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 1/5/24

Print Fameka Leonard

Sign Fameka Leonard

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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