



20240126000020920 1/3 \$146.00
Shelby Cnty Judge of Probate, AL
01/26/2024 01:57:38 PM FILED/CERT

Send Tax Notice to Grantee:

Meghan Elizabeth Bohanan
1864 14th Street North
Calera, Alabama 35040

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, I, JEFFREY BRIAN BOHANAN, (hereinafter the GRANTOR), hereby releases, quitclaims, grants, and conveys to MEGHAN ELIZABETH BOHANAN, (hereinafter the GRANTEE), all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9 and the East 25 feet of Lot 10, in Block 274, according to Dunstan's Map of the Town of Calera, Alabama. Subject to an easement of ingress and egress described as follows: Commence at the Southwest Corner of Lot 10, Block 274, Dunstan's Map of Calera; thence run East along the South line of Said Lot 10 for a distance of 50.23 feet to a point of beginning. From the point of beginning thus obtained continue along the last described course for a distance of 3.01 feet; thence turn an angle to the left of 94 degrees 45 minutes 23 seconds and run North for a distance of 85.25 feet; thence turn an angle to the left of 90 degrees and run West for a distance of 3.00 feet; thence turn an angle to the left of 90 degrees and run South for a distance of 85.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Easement, restriction and setback lines, if any, of record.

Said property is the homestead (as the term "homestead" is defined and used in Alabama Code Sections 6-10-2,-3 (1975), as amended) of the Grantor and Grantee, by Warranty Deed with Right of Survivorship, dated March 14, 2017, and recorded on Deed Card 20170314000086350, in the Office of the Judge of Probate, Shelby County, Alabama.

Shelby County, AL 01/26/2024
State of Alabama
Deed Tax: \$118.00



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Said property is secured by a Purchase Money Mortgage held by J & L Properties, LLC.

Said property will be held as sole ownership by Grantee.

No title search.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 25th day, of September, 2020.


JEFFREY BRIAN BOHANAN


STATE OF ALABAMA)

COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEFFREY BRIAN BOHANAN, whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of September, 2020.

(SEAL)


Notary Public

My Commission Expires: Feb. 6, 2021

Real Estate Sales Validation Form

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

Grantor's Name JEFFERY BOHANAN
Mailing Address 1864 14TH STREET
Calera, AL 35040

Grantee's Name MEGHAN BOHANAN
Mailing Address 1864 14TH STREET
Calera, AL 35040

Property Address 1864 14TH STREET
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 235,430

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 1/2 = 117,715

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

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 _____

Print MEGHAN BOHANAN

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-