

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 14<sup>th</sup> Street North Calera, Alabama 35040

## QUITCLAIM DEED

| STATE OF ALABAMA | ) |
|------------------|---|
|                  | ) |
| COUNTY OF SHELBY | ) |

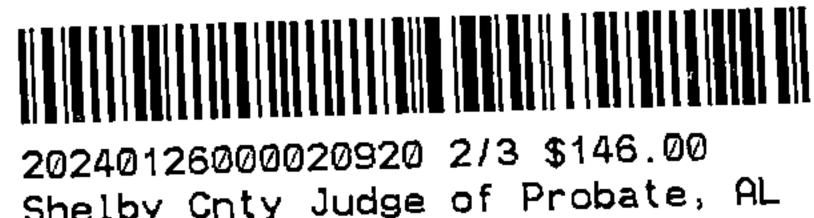
KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and other valuable considerations, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, I, JEFFREY BRIAN BOHANAN, (hereinafter the GRANTOR), hereby releases, quitclaims, 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 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 day, of September, 2020.

STATE OF ALABAMA

COUNTY OF 54 elby

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 \_25 day of September, 2020.

My Commission Expires: <u>Feb. 6</u> 2021

## Real Estate Sales Validation Form

|  | Meat Latate Cu  |  | ze Castion 10_22_1   |  |
|--|---|--|--|--|
| This D   | ocument must be filed in accordant  | ce with Code of Alabama 197  | 75, Section 40-22-1  |  |
| Grantor's Name Mailing Address   | JEFFFRY BOHANAN<br>1864 14TH STREET<br>Calora, AL 35040   | Grantee's Name<br>Mailing Address  | MECHAN BOHANAN<br>1864 14TH STREET<br>Calera, AL 35040   |  |
| Property Address   | 18104 14TH STREET<br>Calera, AL 35040   | Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value   | \$   |  |
|  |   |  | £  |  |
| evidence: (check of Bill of Sale Sales Contract Closing Stater If the conveyance   |   | ary evidence is not required.  Appraisal  Other 1/2 = 1177   | +715   |  |
| above, the thing of  |   |  |  |  |
| Grantor's name ar<br>to property and the   | nd mailing address - provide the eir current mailing address.   | name of the person or pe   | ersons conveying interest  |  |
| Grantee's name a to property is bein   | nd mailing address - provide the g conveyed.  | e name of the person or p  | ersons to whom interest  |  |
| to property is being conveyed.  Property address - the physical address of the property being conveyed, if a 20240126000020920 3/3 \$146.00 Shelby Cnty Judge of Probate, AL   |   |  |  |  |
| 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. |   |  |  |  |
| excluding current responsibility of v  | vided and the value must be det<br>t use valuation, of the property a<br>valuing property for property tax<br>to of Alabama 1975 § 40-22-1 (h | as determined by the local purposes will be used an  | nate of fair market value,<br>I official charged with the<br>Id the taxpayer will be penalized |  |
| accurate. I furthe   | est of my knowledge and belief the<br>er understand that any false stated<br>dicated in <u>Code of Alabama 197</u>                            | ements claimed on this to  | ined in this document is true and orm may result in the imposition                             |  |
| Date   |   | Print MEGHAN BOH   |  |  |
| Unattested   | (verified by)   | Sign Man Brantor/Grant | Nonal (Monal Monal Manageria) circle one Form RT-  |  |