

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **David K. Mouser and his wife, Pamela Mouser**, hereby remise, release, quitclaim, grant, and convey all of our interest to **David K. Mouser and Pamela Mouser, Trustees of the Mouser Living Trust**, in fee simple, to the following described real property, situated in Shelby County, Alabama, viz:

PROPERTY REMAINS THE HOMESTEAD OF THE GRANTOR

SEE EXHIBIT "A"

Source of title: Instrument # 20230210000036110

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantor. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns in fee simple.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 5th day of February 2024.

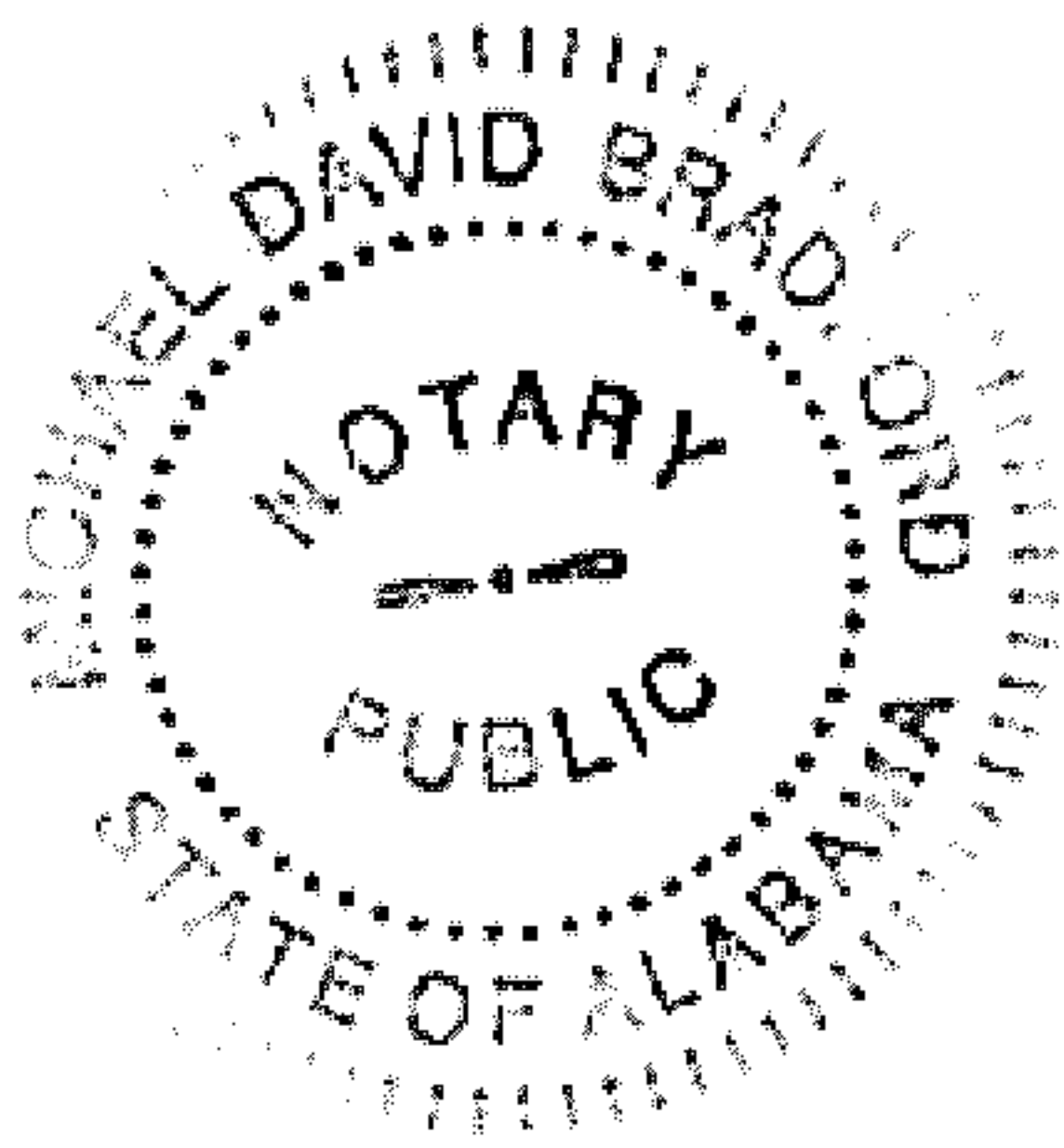
David K. Mouser (SEAL)
David K. Mouser

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **David K. Mouser**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of February 2024.



Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

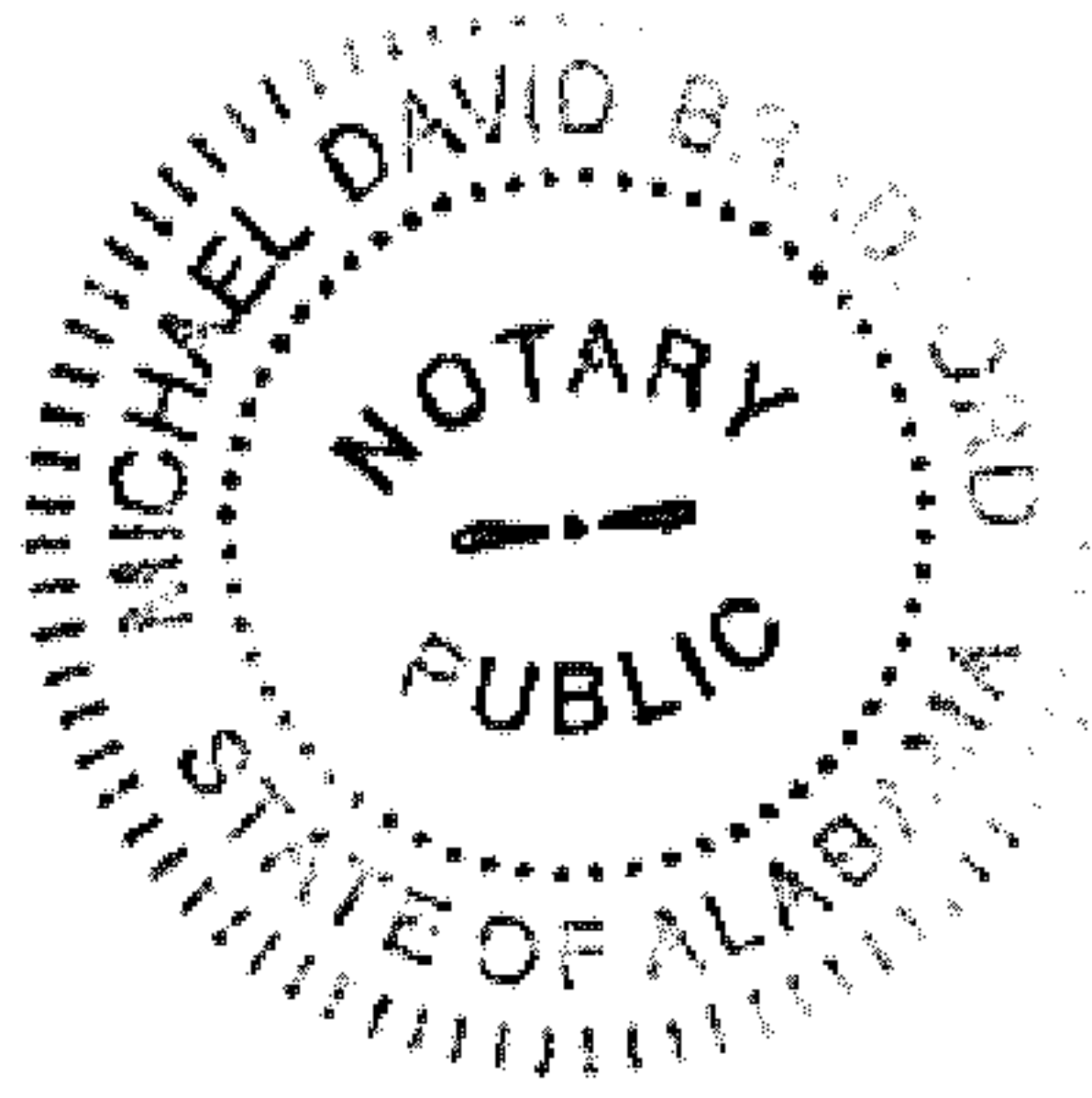
Pamela Mouser (SEAL)
Pamela Mouser

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **Pamela Mouser** whose name is signed to the foregoing conveyance and who is known to me, acknowledged 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 the 5th day of February 2024.



Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

This Instrument was Prepared By:
HOLLIMAN & HOLLIMAN, PLLC
Melanie B. Holliman, Esq.
2491 Pelham Parkway
Pelham, AL 35124
Phone: (205) 663-0281

Grantor's Address
1169 Caribbean Circle
Alabaster, AL 35007

Grantee's Address:
1169 Caribbean Circle
Alabaster, AL 35007

Exhibit A
Legal Description

Lot 18, Block 1, according to the Survey of Southwind, First Sector, as recorded in Map Book 6, Page 72 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Being the same property as conveyed from Carl Oglesby, Jr., a single man to Karissa G. Oglesby as set forth in Deed Instrument #1992-15011 dated 07/15/1992, recorded 07/24/1992, SHELBY County, ALABAMA.

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

Grantor's Name David K. Mouser & Pamela Mouser
 Mailing Address 1169 Caribbean Circle
Alabaster, Al 35007

Grantee's Name David K. Mouser & Pamela Mouser
 Mailing Address Trustees of the Mouser Living Tust
1169 Caribbean Circle
Alabaster, Al 35007

Property Address 1169 Caribbean Circle
Alabaster, Al 35007

Date of Sale 2-5-2024Total Purchase Price \$ Pelham, Al 35124

or

Actual Value

\$

or

Assessor's Market Value \$ 207,300.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/08/2024 12:46:18 PM
 \$241.50 PAYGE
 20240208000032350

*Allen S. Bayl*

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☒ Appraisal☐ Sales Contract☐ Other☐ Closing Statement

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 2-8-24

Print

Michael Bradford

Unattested

Sign

Michael Bradford

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**