

STATE OF ALABAMA)
SHELBY COUNTY)


QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, **John Andrews**, a married man (hereinafter called the Grantors), the receipt whereof is hereby acknowledged the Grantor, hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Pugh Andrews Properties, L.L.C.** (hereinafter called Grantee), all of the Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit: All that part of the Southeast Quarter of the Southeast Quarter of Section 35, Township 18, Range 2 East lying East of U. S. Highway 231, also known as Coosa Valley Road, located in Shelby County, Alabama. Parcel ID# 07-5-35-0-001.-007.001.

This is not the primary resident of the Grantor.
Subject to Ad Valorem Taxes.
Subject to easements, restrictions and right of ways of record.

TO HAVE AND TO HOLD to said Grantee forever.

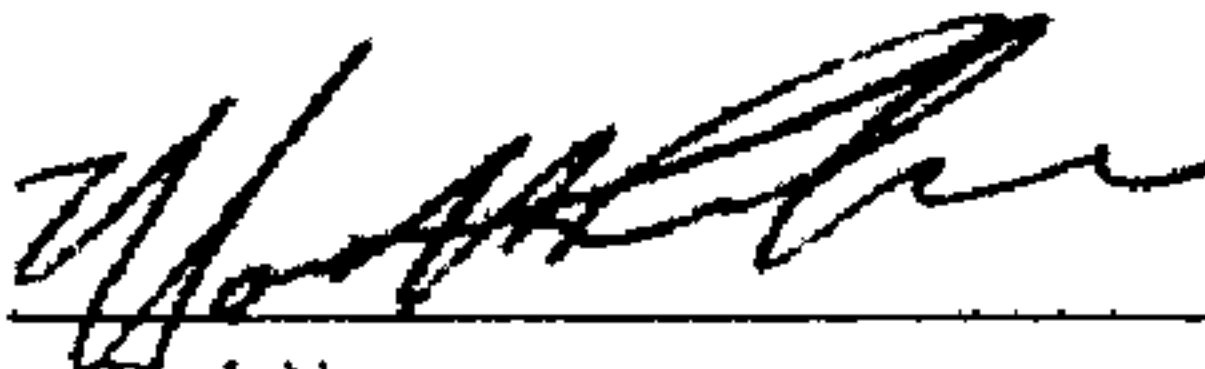
Given under my hand and seal this the 24th day of February, 2021.


John Andrews
Instrument 2021021633

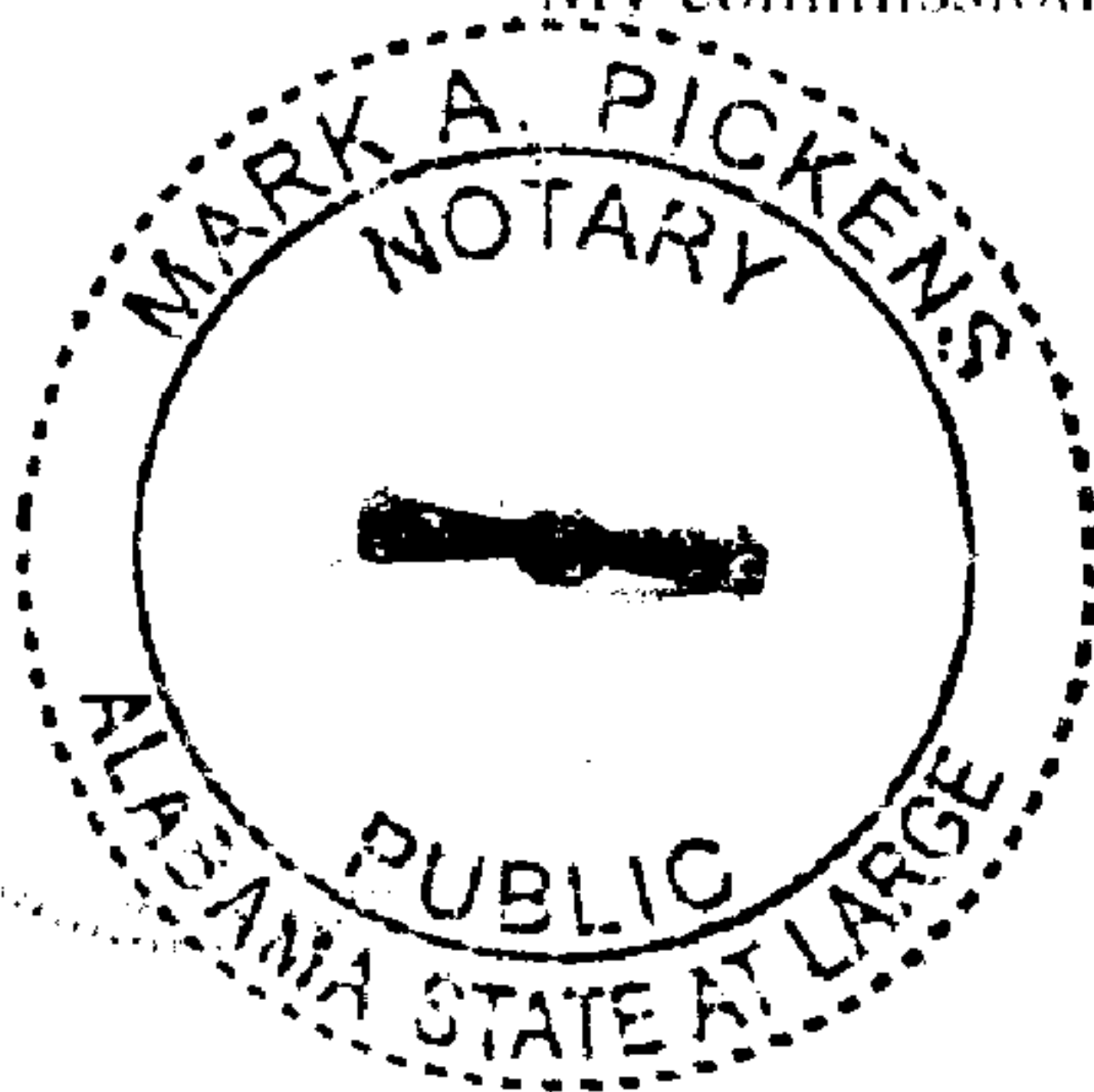
STATE OF ALABAMA
SHELBY COUNTY

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

Given under my hand and seal this the 24th day of February, 2021.


Notary Public
My commission expires: 3-10-2021

This instrument prepared by:
Mark A. Pickens
MARK A. PICKENS, P.C.
Attorney at Law
P. O. Box 26101
Birmingham, Alabama 35260





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/19/2024 08:20:51 AM
 \$50.00 BRITTANI
 20240219000041690

Real Estate Sales Validation

Allen S. Byrd

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

Grantor's Name John Andrews
 Mailing Address 2262 Rocky Ridge Rd, Ste 101
Birmingham, AL 35216

Grantee's Name Pugh Andrews Properties, LLC
 Mailing Address 2262 Rocky Ridge Rd, Ste 101
Birmingham, AL 35216

Property Address 39 Robertson Dr

Date of Sale 02/24/2021

Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$ 25,000.00

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 interest

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 3-10-2021

Print *[Signature]*