

This Instrument was prepared by:
Patrick K. Yeatts, Attorney-at-Law
The Yeatts Law Firm, LLC
2007 3rd Avenue North

Send Tax Notice To:
Lesley A. Hill
4954 Keith Drive
Birmingham, AL 35242

QUIT CLAIM DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Dollar and 00/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, I,

SIMON L. Hill, a divorced man

(hereinafter referred to as "Grantor") do hereby release, quitclaim, grant and convey unto

LESLEY A. HILL, a divorced woman

(hereinafter referred to as "Grantee") all of the Grantor's rights, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 47 according to the Survey of Oak Meadows, 2nd Sector as recorded in Map Book 22, Page 79, Shelby County, Alabama records.

And

A part of Lot 48, Oak Meadows, 2nd Sector, as recording in Map Book 22, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama and being more particular described as follows:

Beginning at the northwest corner of said Lot 48 and run in a southerly direction along the westerly line of said lot for a distance of 182.94 feet to the southwest corner of said Lot 48; thence turn an angle to the left of 118 degrees 45'20" and run in a northeasterly direction along the southerly line of said Lot 48 for a distance of 25.10 feet to a point; thence turn an angel to the left of 68 degrees 35' and run in a northerly direction for 172.28 feet to the point of beginning.

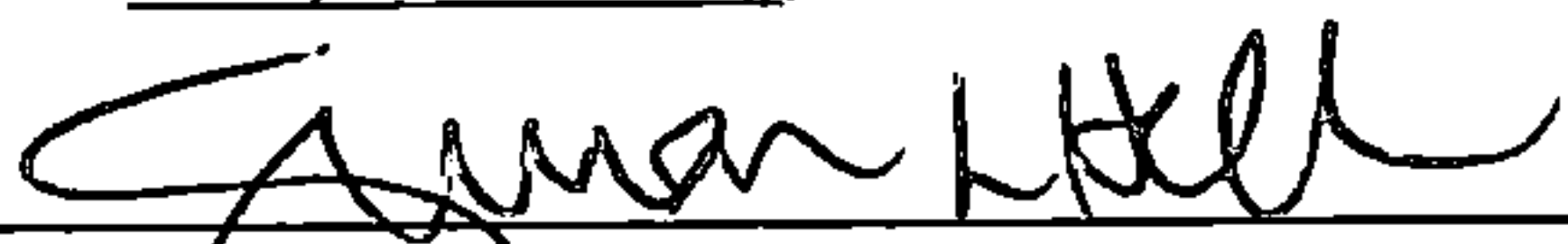
This conveyance is made together with and subject to any and all easements, covenants, reservations, restrictions, and rights of way appearing of record and affecting the subject property.

NO TITLE OPINION GIVEN

NOTE: The preparer of this Document has prepared the same without a search of title and without a survey and makes no certification as to title or to the location of said land.

TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

IN WITNESS WHEREOF, I have set my hand and seal, this 9 day of FEBRUARY, 2024.

BY: 
SIMON L. HILL

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

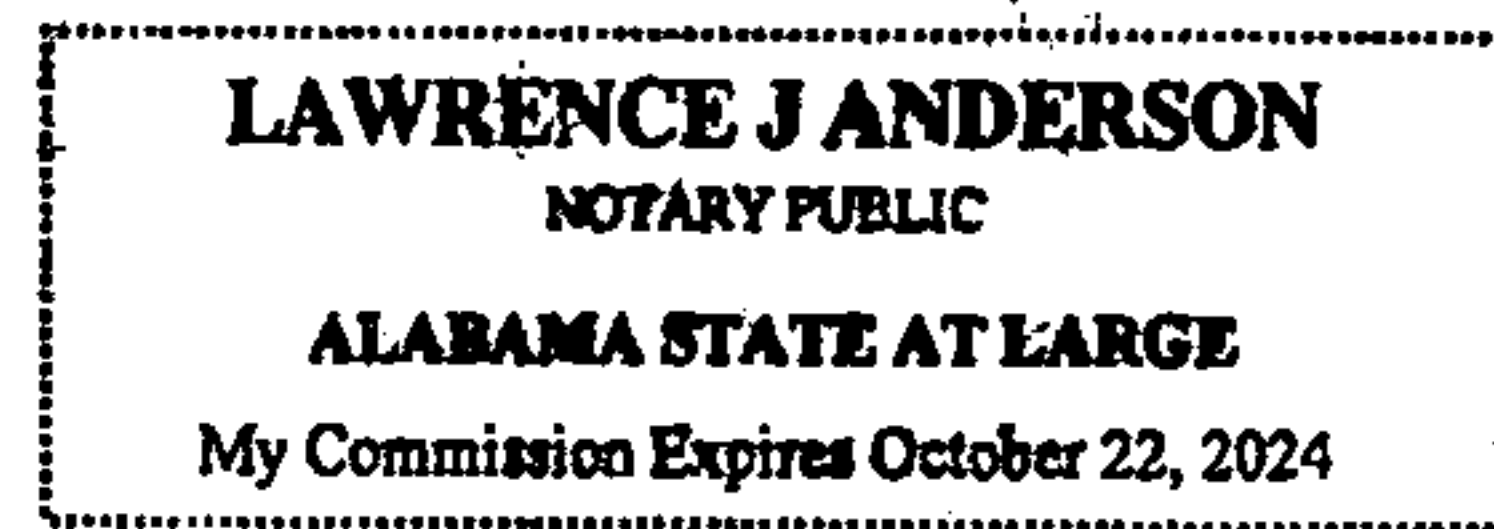
ACKNOWLEDGEMENT

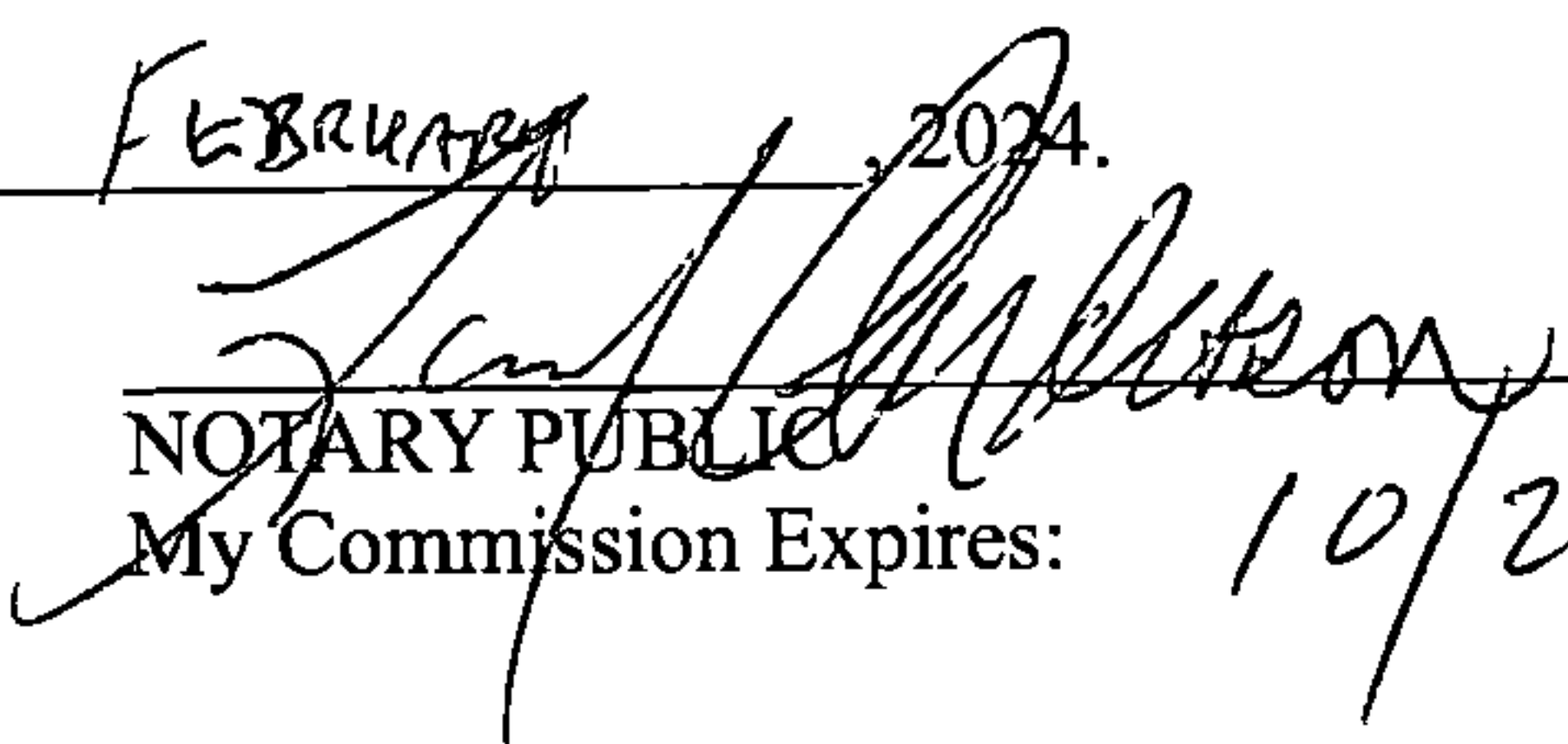


20240229000053860 2/3 \$219.00
Shelby Cnty Judge of Probate, AL
02/29/2024 03:18:54 PM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SIMON L. HILL, whose name is signed to the foregoing conveyance, and who is known to me, acknowledges 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 seal this 9 day of February, 2024.




NOTARY PUBLIC
My Commission Expires: 10/22/2024

Real Estate Sales Validation Form



20240229000053860 3/3 \$219.00
Shelby Cnty Judge of Probate, AL
02/29/2024 03:18:54 PM FILED/CERT

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

Grantor's Name Simon Hill
Mailing Address 4954 Keith Dr
Bham AL 35242

Grantee's Name Lesley Hill
Mailing Address 4954 Keith Dr
Bham AL 35242

Property Address 4954 Keith Dr
Bham AL 35242

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 381,100

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 value
190,550

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 2/29/24

Print Lesley Hill

Unattested

(verified by)

Sign Lesley Hill
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1