

FIN Title 24002061

Albertelli Law

Tampa, FL 33609

Dorrion Doral Johnson

Pelham, AL 35124

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STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 13 8 27 2 001 001.021
File #: AAL22-73946.02

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, REGIONS BANK DBA REGIONS MORTGAGE, whose post office address is Post office Box 18001, Hattiesburg, MS 39404, (hereinafter called Grantors), for and in consideration of the sum of TWO HUNDRED TWENTY SEVEN THOUSAND NINE HUNDRED and 00/100 (\$227,900.00) DOLLARS in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to DORRION DORAL JOHNSON, a married man, whose address is 209 Kings Crest Lane, Pelham, AL 35124, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 13 8 27 2 001 001.021

Property Address: 109 Cedar Bend Dive, Helena, AL 35080

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 8th day of March, 2024.

WITNESSES:

[Signature]
Witness

Joe Cengear
Print Name

Krista Russell
Witness

Kristin Russell
Witness

REGIONS BANK DBA REGIONS MORTGAGE

By: [Signature]

Title: Senior vice president

Printed Name: Joe Terrill

STATE OF Mississippi }

COUNTY OF Lamar }

I, a Notary Public, in and for said County in said State, hereby certify that Joe Terrill whose name as Senior vice president of REGIONS BANK DBA REGIONS MORTGAGE is signed to the foregoing instrument of conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 8th day of March, 2024.

Melissa Duck
NOTARY PUBLIC
Print Name Melissa Duck
My Commission Expires: 8/19/2027

This Document Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

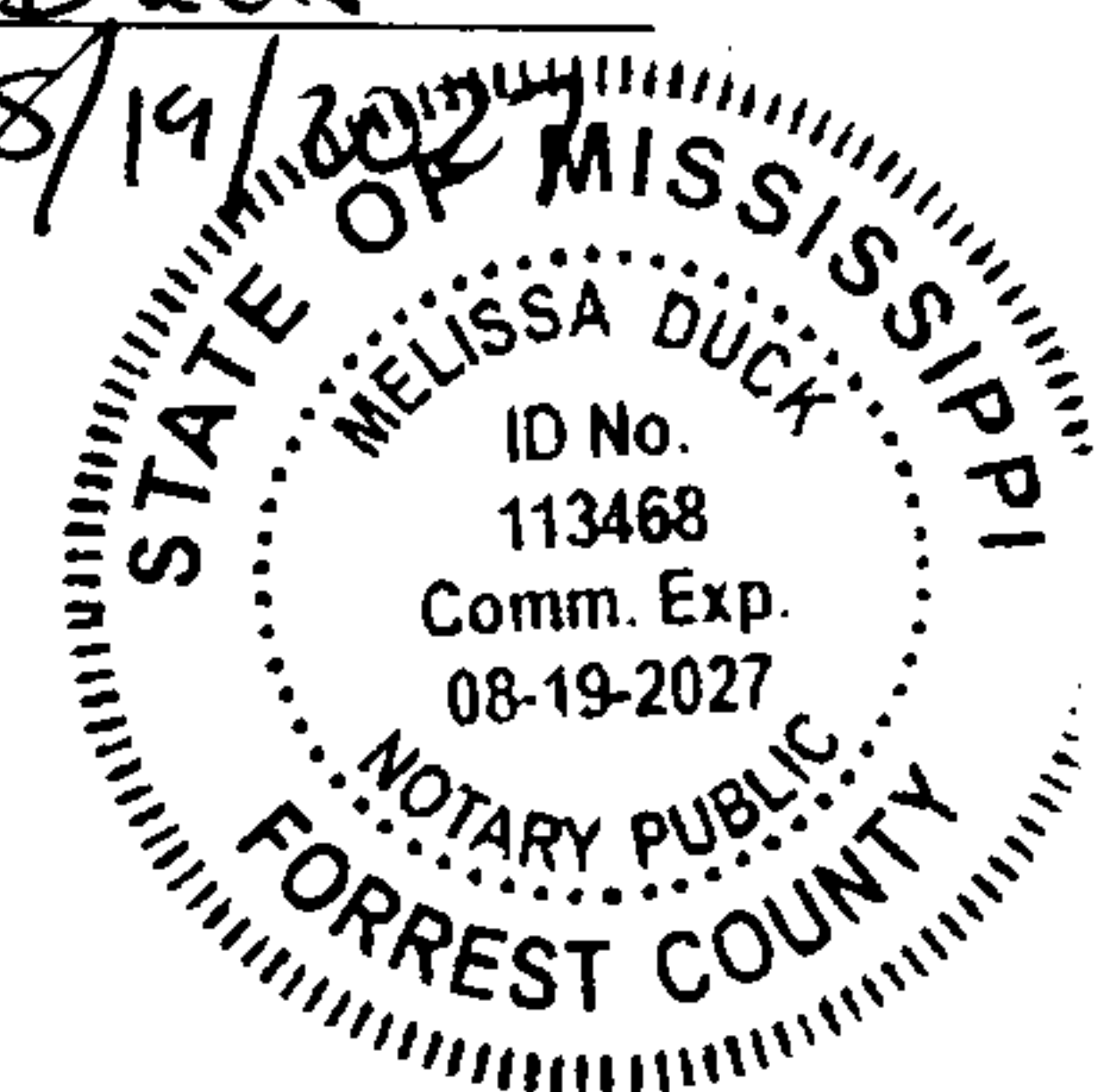
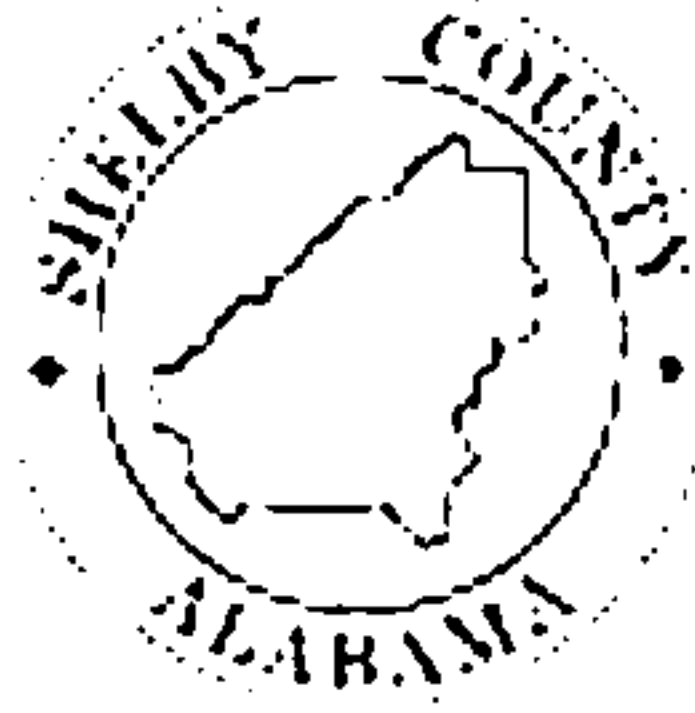


EXHIBIT A

Lot 37, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/20/2024 11:13:19 AM
 \$259.00 BRITTANI
 20240320000075870

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Regions Bank dba Regions
 Mailing Address Mortgage
Post office Box 18001
Hattiesburg, MS 39404

Grantee's Name Dorrian Doral Johnson
 Mailing Address 209 Kings Crest Lane
Pelham, AL 35124

Property Address 109 Cedar Bend Dive
Helena, AL 35080

Date of Sale 3/18/24
 Total Purchase Price \$ \$227,900.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

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

☐ Appraisal
☐ Other _____

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 3/14/2024

Print Angela Nicholas

Unattested

Sign Angela Nicholas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1