

**This Document Prepared By:**  
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**After Recording Send Tax Notice To:**  
Jennifer Thomas  
236 Ivy Hills Circle  
Calera, AL 35040

Assessor's Parcel Number: 286140000003024

## **QUITCLAIM DEED**

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Glenn Thomas, an unmarried man and Jennifer Thomas, an unmarried woman, who acquired title as husband and wife, for and during their joint lives and upon the death of either of them, then to the Survivor of them, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: Jennifer Thomas, an unmarried woman, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 236 Ivy Hills Circle, Calera, AL 35040

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

\_\_\_\_\_ is homestead property of the said Grantor

\_\_\_\_\_ is **NOT** homestead property of the said Grantor



PRO 73708901 QC101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated FEB 29 2024 between Glenn Thomas, an unmarried man and Jennifer Thomas, an unmarried woman, who acquired title as husband and wife, for and during their joint lives and upon the death of either of them, then to the Survivor of them, as Seller(s) and Jennifer Thomas, an unmarried woman, as Purchaser(s).)

IN WITNESS WHEREOF, Glenn Thomas have hereunto set my (our) hand(s) and seal(s), this 29<sup>th</sup> day of February, 2024.

Glenn Thomas  
Glenn Thomas

# General Acknowledgement

STATE OF Alabama,  
COUNTY OF Shelby, ss

I, LORAY M LAMAR a Notary Public in and for said County, in said State, hereby certify that Glenn Thomas, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

## NOTARY STAMP/SEAL

Given under my hand and official seal of office this 29<sup>th</sup>  
day of February, 2024.

Loray M Lamar

NOTARY PUBLIC

My Commission Expires:

3/28/26



(Attached to and becoming a part of Quitclaim Deed dated March 18, 2024 between Glenn Thomas, an unmarried man and Jennifer Thomas, an unmarried woman, who acquired title as husband and wife, for and during their joint lives and upon the death of either of them, then to the Survivor of them, as Seller(s) and Jennifer Thomas, an unmarried woman, as Purchaser(s).)

IN WITNESS WHEREOF, Jennifer Thomas have hereunto set my (our) hand(s) and seal(s), this 18<sup>th</sup> day of March, 2024.

Jennifer Thomas  
Jennifer Thomas

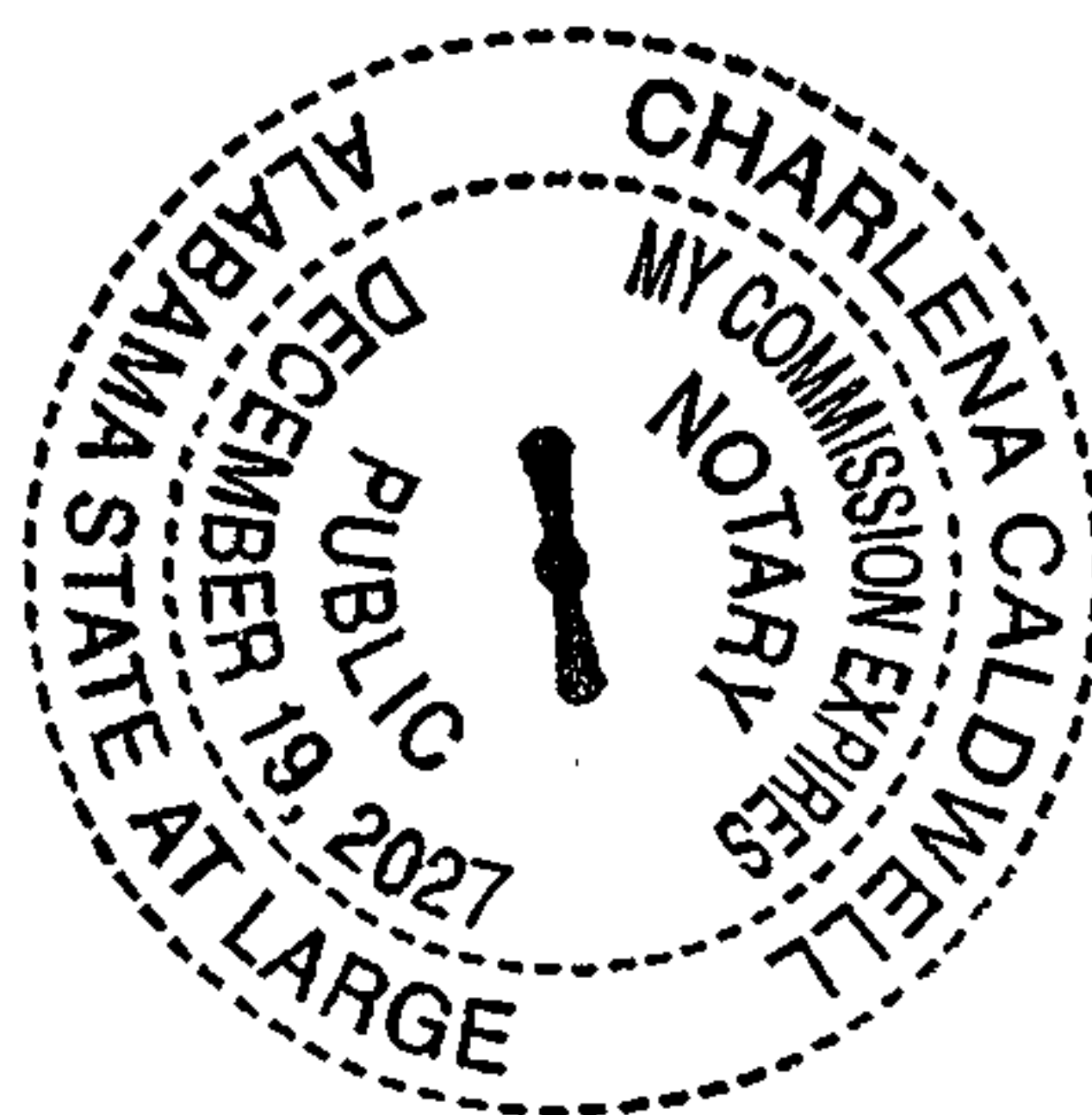
### General Acknowledgement

STATE OF Alabama,  
COUNTY OF Shelby ss

I, Charlena Caldwell a Notary Public in and for said County, in said State, hereby certify that Jennifer Thomas, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

### NOTARY STAMP/SEAL

Given under my hand and official seal of office this 18<sup>th</sup> day of March, 2024.



Charlena Caldwell  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_

CHARLENA CALDWELL  
My Commission Expires  
12/19/2027



PRO 73708901 QC101 01 0203

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LAND SITUATED IN THE COUNTY OF SHELBY IN THE STATE OF AL

LOT 147, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22 - 32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B", RECORDED IN MAP BOOK 11, PAGE 26, ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 35, PAGE 43A AND 43B, AND AS AMENDED IN THE AMENDED MAP OF OLD IVY SUBDIVISION, PHASE 1, RECORDED IN MAP BOOK 36, PAGE 5A AND 5B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXCEPTING THEREFROM ALL INTERESTS IN AND TO ALL OIL, GAS AND OTHER MINERALS, IN ON AND/ OR UNDER SAID PROPERTY AND ALL RIGHTS IN CONNECTION THEREWITH WHICH MAY HAVE BEEN GRANTED, RESERVED OR RELEASED TO OTHERS INCLUDING BUT NOT LIMITED TO THOSE RIGHTS REFERRED TO IN INSTRUMENTS OF RECORD IN BOOK 114, PAGE 193 AND BOOK 144, PAGE 196, AND DOC NO. 20050815000418520, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

FURTHER EXCEPTING THEREFROM ANY RESTRICTIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS SHOWN ON THE PLAT RECORDED IN DOCUMENT NO. 20050614000290310, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; AND

FURTHER EXCEPTING THEREFROM EASEMENT/RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY IN DEED BOOK 121, PAGE 464, DEED BOOK 188, PAGE 43 AND DEED BOOK 80, PAGE 195, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Source of Title Ref.: Deed: Recorded June 22, 2007; Doc. No. 20070622000294780



PRO 73708901 QC101 01 0303



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

Grantor's Name Glenn Thomas and  
 Mailing Address Jennifer Thomas  
236 Ivy Hills Circle  
Calera, AL 35040

Grantee's Name Jennifer Thomas  
 Mailing Address 236 Ivy Hills Circle  
Calera, AL 35040

Property Address 236 Ivy Hills Circle  
Calera, AL 35040

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/22/2024 11:28:49 AM  
 \$296.50 PAYGE  
 20240322000078660



Date of Sale 3-18-24

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 262,300.00

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 \_\_\_\_\_

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 3-18-24

Print Jennifer Thomas

Sign Jennifer Thomas  
 (Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_

(verified by)



**Form RT-1**