

This Document Prepared By:

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After Recording Send Tax Notice To:

Tara Fant, et al
305 Crisfield Circle
Alabaster, AL 35007

Assessor's Parcel Number: 22 9 30 4 001 054.000

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, Tara Fant, formerly known as Tara Berry, a married woman, joined by her spouse Christopher Fant, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: Tara Fant and Christopher Fant, wife and husband, (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.

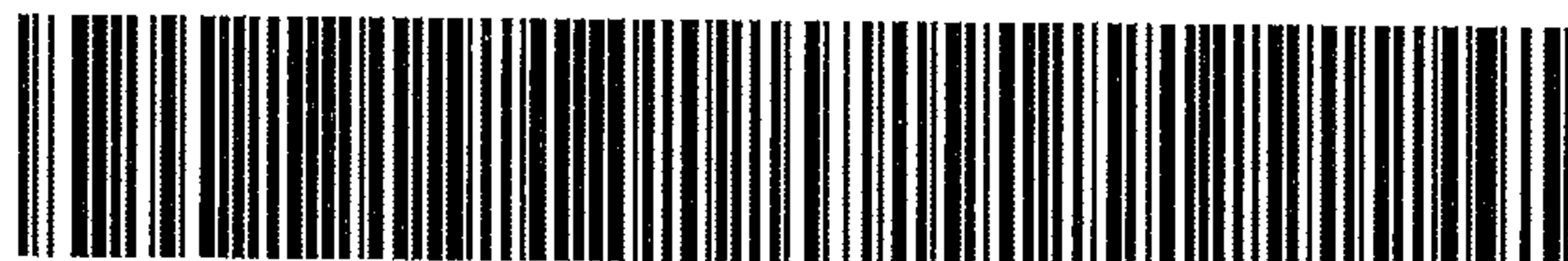
COMMONLY known as: 305 Crisfield Circle, Alabaster, AL 35007

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 73783792 QC101 01 0103

(Attached to and becoming a part of Quitclaim Deed dated 3/23/2024 between Tara Fant, formerly known as Tara Berry, a married woman, joined by her spouse Christopher Fant, as Seller(s) and Tara Fant and Christopher Fant, wife and husband, as Purchaser(s).)

IN WITNESS WHEREOF, Tara Fant, f/k/a Tara Berry have hereunto set my (our) hand(s) and seal(s), this 23 day of March, 2024.

Tara Fant, f/k/a Tara Berry
Tara Fant, f/k/a
Tara Berry

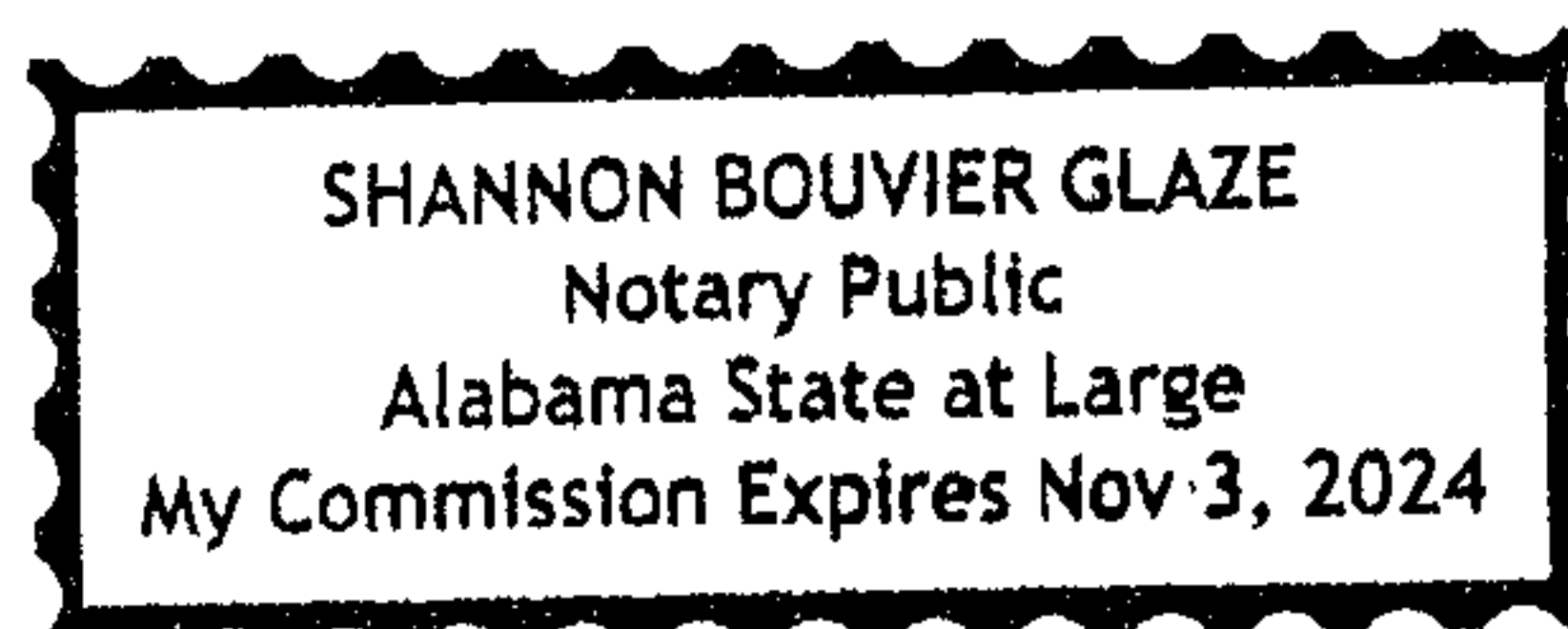
General Acknowledgement

STATE OF Alabama
COUNTY OF Shelby ss

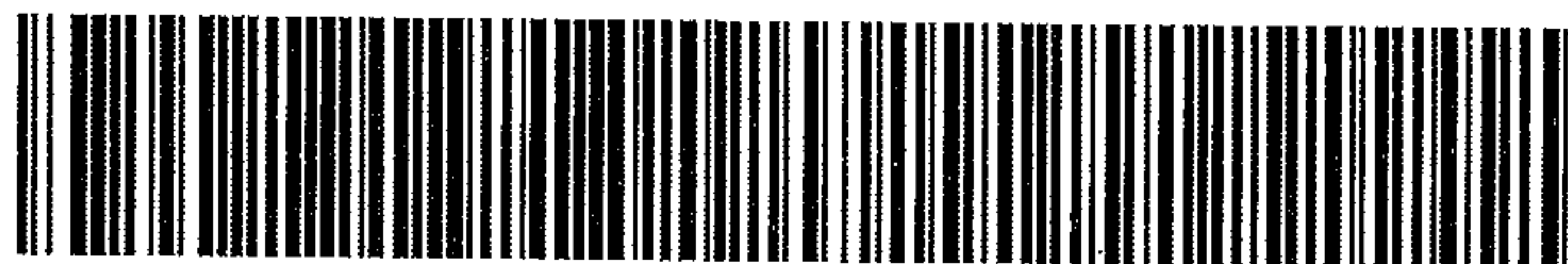
I, Shannon Bouvier Glaze a Notary Public in and for said County, in said State, hereby certify that Tara Fant, f/k/a Tara Berry, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and 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 23 day of March, 2024.



Shannon Bouvier Glaze
NOTARY PUBLIC
My Commission Expires: 11/3/2024



(Attached to and becoming a part of Quitclaim Deed dated 3/23/2024 between Tara Fant, formerly known as Tara Berry, a married woman, joined by her spouse Christopher Fant, as Seller(s) and Tara Fant and Christopher Fant, wife and husband, as Purchaser(s).)

IN WITNESS WHEREOF, Christopher Fant have hereunto set my (our) hand(s) and seal(s), this 23 day of March, 2024.

Christopher Fant
Christopher Fant

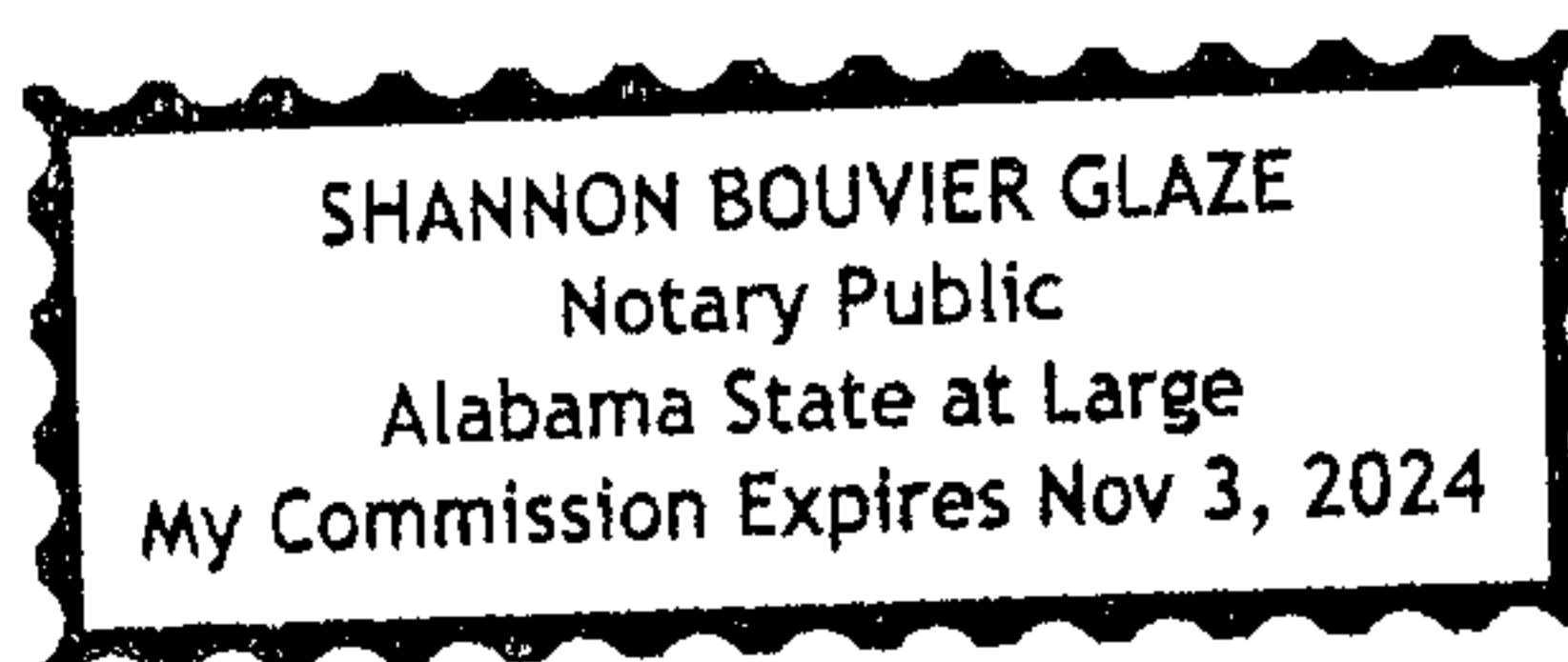
General Acknowledgement

STATE OF Alabama)
COUNTY OF Shelby) ss

I, Shannon Bouvier Glaze a Notary Public in and for said County, in said State, hereby certify that Christopher Fant, 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 23
day of March, 2024.



Shannon Bouvier Glaze
NOTARY PUBLIC
My Commission Expires: 11/3/2024

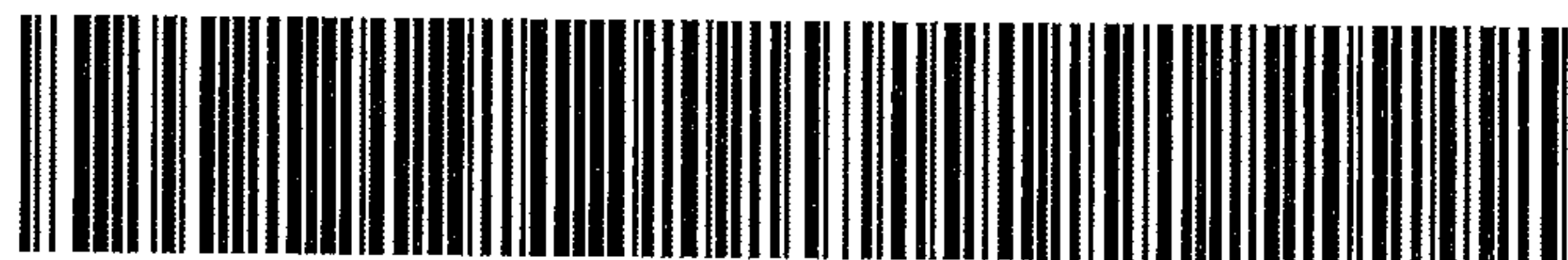


EXHIBIT "A"
LEGAL DESCRIPTION

Land situated in the County of Shelby in the State of AL

LOT 54, ACCORDING TO THE SURVEY OF CHESAPEAKE SUBDIVISION, AS RECORDED IN MAP BOOK 37, PAGE 123 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Source of Title Ref.: Deed: Recorded June 01, 2010; Doc. No. 20100601000172640



PRO 73783792 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 Tara Fant, f/k/a Tara Berry
 Mailing Address and Christopher Fant
305 Crisfield Circle
Alabaster, AL 35007

Grantee's Name Tara Fant and Christopher Fant
 Mailing Address 305 Crisfield Circle
Alabaster, AL 35007

Property Address _____
305 Crisfield Circle
Alabaster, AL 35007

Date of Sale MAR 23 2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 236,200.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County _____
 Clerk
 Shelby County, AL
 03/29/2024 08:15:00 AM
 \$271.50 JOANN



chase price or actual value claim, *Ally S. Bayl* rm can be verified in the following documentary
 evidence: (check one) (Recordation of d evidence is not required)

☐ Bill of Sale☐ Appraisal☐ Sales Contract☒ Other Zillow Estimate☐ 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 3/23/24Print Tara Fant Christopher Fant

Unattested

Shannon Bowyer
 (verified by)

Sign Tara Fant Christopher Fant

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1