



20240402000090850 1/3 \$34.00
Shelby Cnty Judge of Probate, AL
04/02/2024 02:53:33 PM FILED/CERT

SEND TAX NOTICE TO:

Velch Leon Denny
84 Southern Hills Parkway
Calera, AL 35040

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)

SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **Victoria Harkness**, a married woman, formerly Victoria Karr Denny, hereby releases, quitclaims, grants, sells, and conveys to **Velch Leon Denny**, a single man (hereinafter called GRANTEE), all her right, title, interest, and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 2, according to the map of Southern Hills, Sector 3, as recorded in Map Book 14, Page 96, in the Probate Court of Shelby County, Alabama. Situated in Shelby County, Alabama. (84 Southern Hill Parkway, Calera, AL 35040)

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

This deed is given pursuant to the terms of that certain Divorce Decree between the parties dated **06/10/2013** in the Circuit Court of Shelby County, Alabama, Case Number: DR-2013-900340.

Shelby County, AL 04/02/2024
State of Alabama
Deed Tax: \$6.00

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 1st day of April, 2024.

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Victoria Harkness (Seal)
Victoria Harkness

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Victoria Harkness**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged 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.

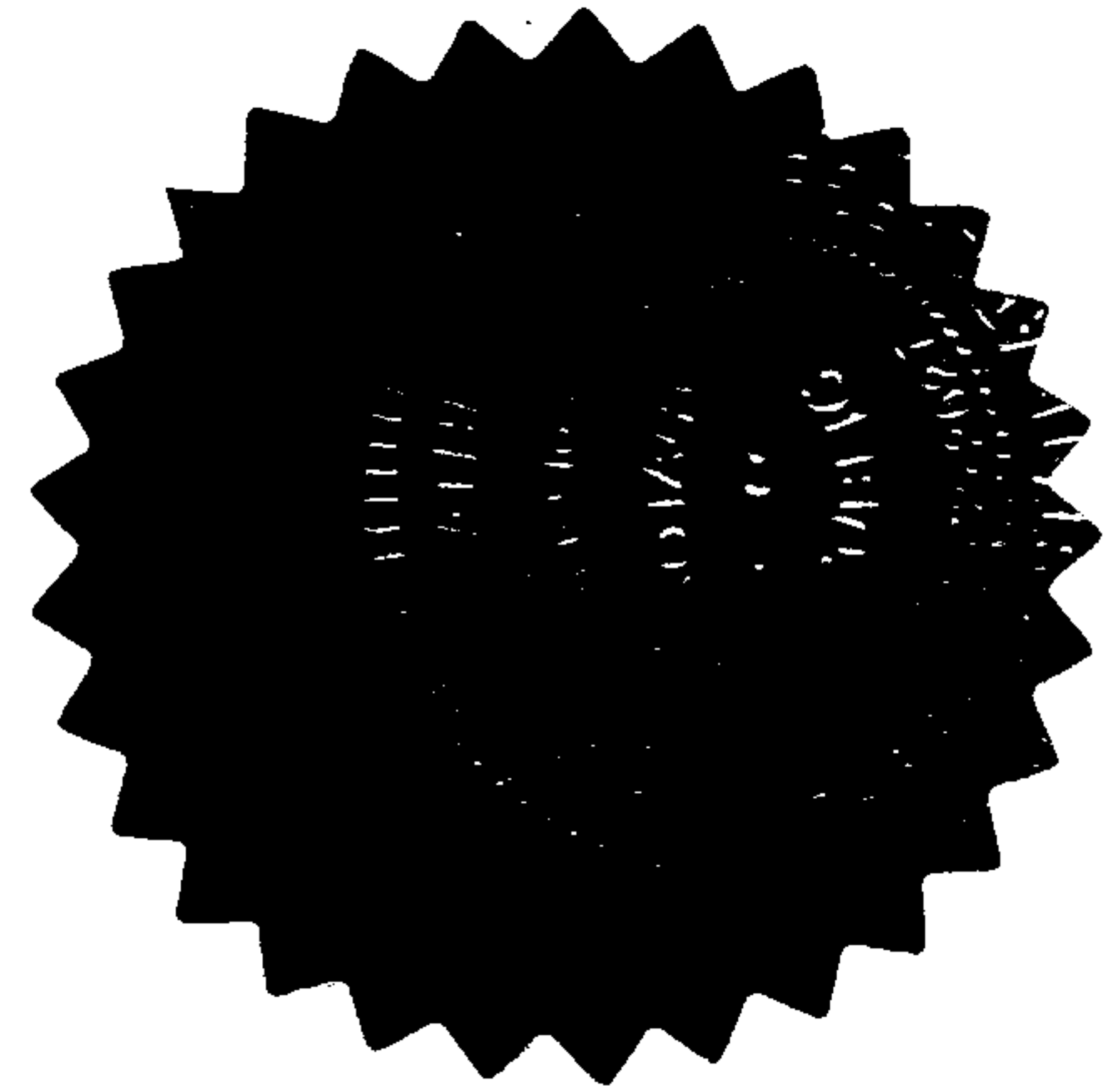
Given under my hand and official seal this 1st day of April, A.D., 2024.

MICHELLE LATHEN DICKEY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 05/22/27

Michelle Dickey
Notary Public
Commission Expires: 5/22/27

Prepared By:

Jim Pino and Associates
363 Canyon Park Dr,
Pelham, AL 35124



Real Estate Sales Validation Form

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

Grantor's Name Victoria Harkness
Mailing Address 1134 Rock Crest Dr
McCalla, AL 35111

Grantee's Name Velch Denny
Mailing Address 84 Southern Hills Pkwy
Calera, AL 35040

Property Address 84 Southern Hills Pkwy
Calera, AL 35040

Date of Sale _____

Total Purchase Price \$ 5,800

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



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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 Per divorce

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 4/2/24

Print Velch Denny

Unattested

(verified by)

Sign

Velch Denny

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1