



20240410000102430 1/2 \$85.00  
Shelby Cnty Judge of Probate, AL  
04/10/2024 09:49:26 AM FILED/CERT

**This instrument was prepared by:**  
Jonathan A. Spann  
Morrison & Spann, LLC  
Post Office Box 278  
Columbiana, Alabama 35051

**Please send tax notice to:**  
Jeremy Wilson  
124 Hidden Springs Dr.  
Columbiana, Alabama 35051

**QUITCLAIM DEED**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the Circuit Court of Shelby County, Alabama's Final Judgment of Divorce dated February 24, 2021, for and in consideration of the sum of Sixty Thousand and no/100 dollars (\$60,000.00), and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, STACEY WILSON, an unmarried woman (hereinafter "Grantor"), hereby remises, releases, quit claims, grants, sells, and conveys to JEREMY WILSON, an unmarried 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 21, according to the Survey of Hidden Springs, 1<sup>st</sup> Addition, as recorded in Map Book 27, Page 69, in the Office of the Judge of Probate of Shelby County, Alabama.*

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

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

**TO HAVE AND TO HOLD** the same, together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the Grantee, her heirs, and assigns forever.

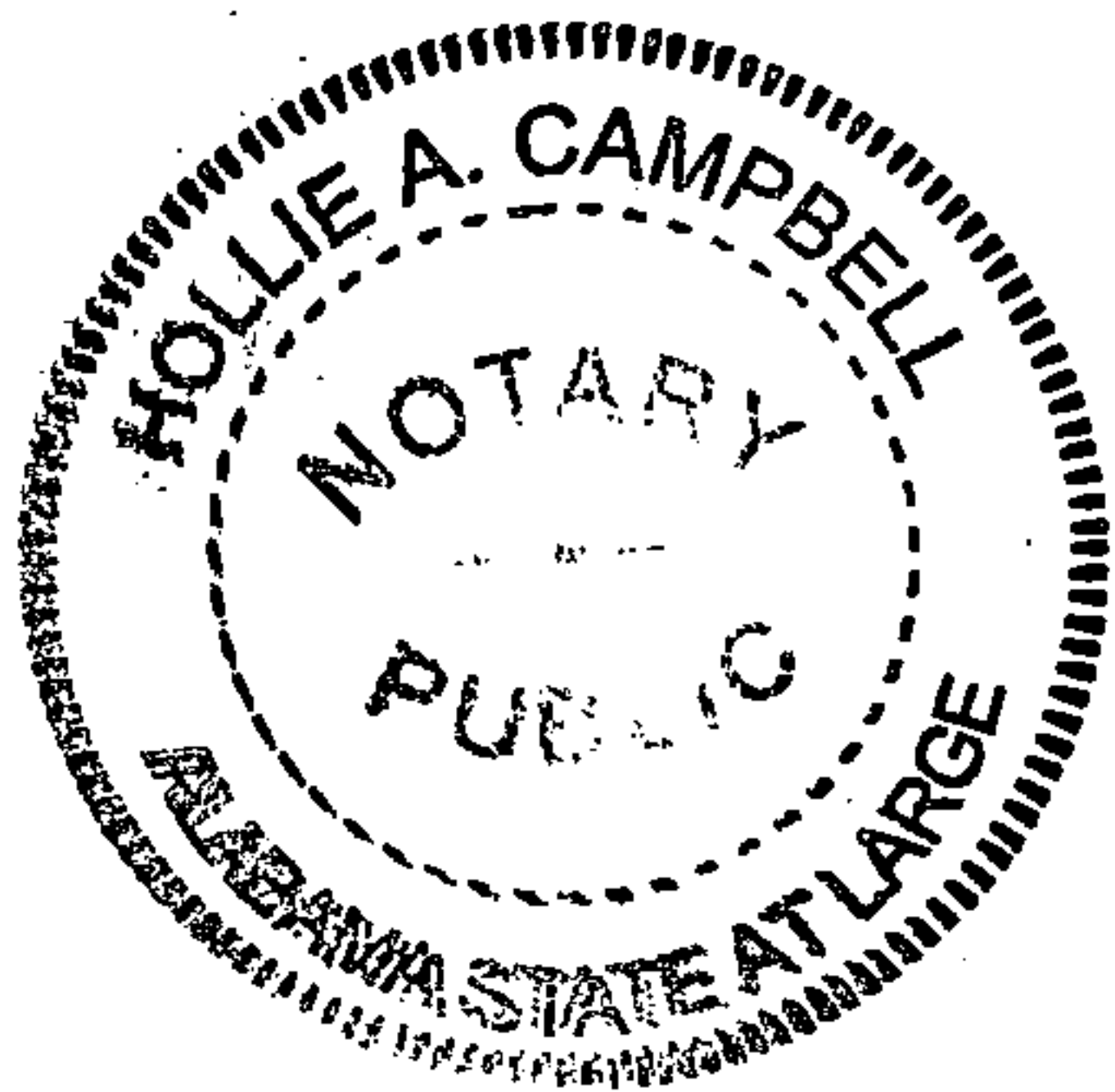
IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 1<sup>st</sup> day of June, 2021.

Stacey Wilson  
STACEY WILSON

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, hereby certify that STACEY WILSON, whose name is signed to the foregoing deed, 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 this the 1<sup>st</sup> day of June, 2021.



Hollie Campbell  
Notary Public  
My Commission Expires: 4-30-22

Shelby County, AL 04/10/2024  
State of Alabama  
Deed Tax: \$60.00

Real Estate Sales Validation Form

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

Grantor's Name Stacey Wilson  
Mailing Address 124 Hidden Springs Dr.  
Columbiana, AL 35051

Grantee's Name Jeremy Wilson  
Mailing Address 124 Hidden Springs Dr.  
Columbiana, AL 35051

Property Address 124 Hidden Springs Dr.  
Columbiana, AL 35051

Date of Sale 06.01.2021  
Total Purchase Price \$100,000.00  
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 Statement
- Appraisal
- Other Final Judgment of 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

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 04.10.2024

Print Hollie Campbell

Sign Hollie Campbell

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

