

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
John W. Knighton
3053 Iris Dr.
Hoover, AL 35244

QUITCLAIM DEED

Note: The following conveyance was prepared without the benefit of a title search.

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to undersigned Grantors by Grantee herein, the receipt and sufficiency of which is hereby acknowledged,

John W. Knighton & Oksana A. Knighton, a married couple

(herein referred to as Grantors) hereby remise, release, quitclaim, grant, sell, and convey unto

John W. Knighton

(herein referred to as Grantee), all of Grantors' right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2113, according to the Survey of Flemming Farms Phase 2, as recorded in Map Book 50, Page 18 A&B, Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 8th of April, 2024.


John W. Knighton

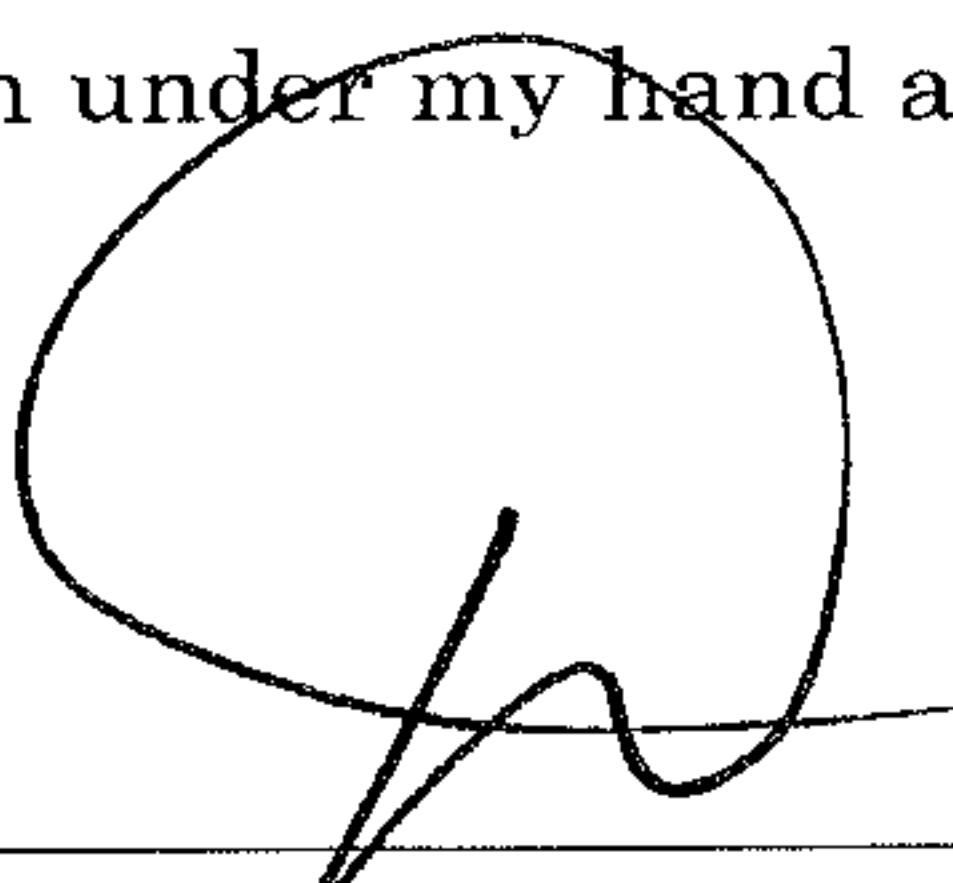

Oksana A. Knighton

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

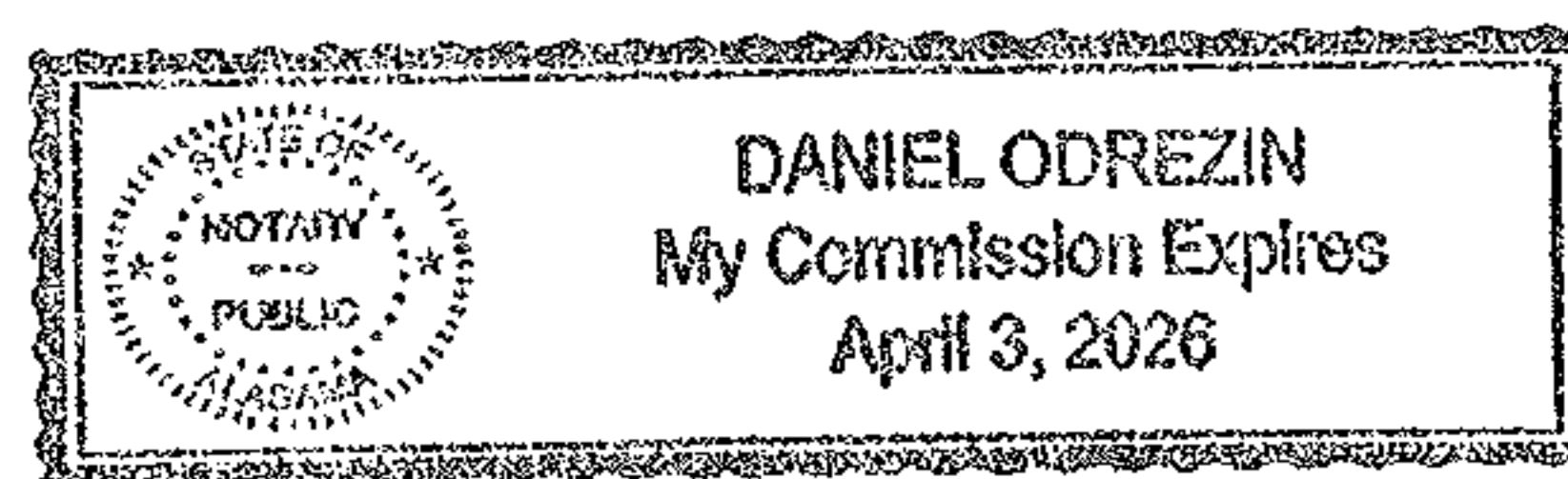
I, the undersigned, Notary Public in and for said County and State, hereby certify that John W. Knighton and Oksana A. Knighton whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires:



Allin S. Beyer

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

Date of Sale April 8, 2024
 Total Purchase Price \$
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$ 258,200 (1/2 interest)

Form RT-1