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.

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
Notary Public DANIEL ODREZIN

My Commission Expires:

DANIEL ODREZIN My Commission Expires April 3, 2026

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 811 of April , 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2024 11:02:46 AM
\$286.50 JOANN

20240410000102760

alling 5. Buyl

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	John W. Knighton & Oksana A. 3053 Iris Dr. Hoover, AL 35244	Knighton	Grantee's Name Mailing Address	John W. Knighton 3053 Iris Dr. Hoover, AL 35244	
Property Address	3053 Iris Dr. Hoover, AL 35244		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	April 8, 2024 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	
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 S Sales Co	•	Appraisa Other:	al		
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).					
accurate. I furtl		statements clai	imed on this form n	in this document is true and nay result in the imposition of the	
Date April 8, 202	<u>24</u> Print: Da	niel Odrezin			
Unattest	ed (verified by)		Sign(Grantor/Gray	tee/Owner/Agent) circle one	

Form RT-1