



20240523000153790 1/2 \$152.50
Shelby Cnty Judge of Probate, AL
05/23/2024 12:10:47 PM FILED/CERT

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS

This instrument was prepared by:
Kendall W. Maddox
Kendall Maddox & Associates, LLC
2550 Acton Road, Ste. 210
Birmingham, AL 35243

Send Tax Notice To:
Charles F. Chrencik
326 Howard Hill Drive
Wilsonville, AL 35186

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of TEN THOUSAND DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BLISS N. CHRENCIK AKA BLISS NEWELL, AN UNMARRIED PERSON

(herein referred to as Grantor, whether one or more), grant, bargain, sell, quitclaim, and convey unto

CHARLES F. CHRENCIK

(herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

ALL OF MY RIGHT, TITLE AND INTEREST IN AND TO THE FOLLOWING PROPERTY:

Lot 8, Sector B, according to the Map of "The Homestead", as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Grantor acknowledges by the signing of this document that Bliss N. Chrencik and Bliss Newell are one and the same person.

THIS INSTRUMENT WAS PREPARED PURSUANT TO THAT CERTAIN FINAL JUDGMENT OF DIVORCE, CASE NUMBER: 58-DR-2010-900523.00, .01 and .03, IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions, covenants and easements of record.

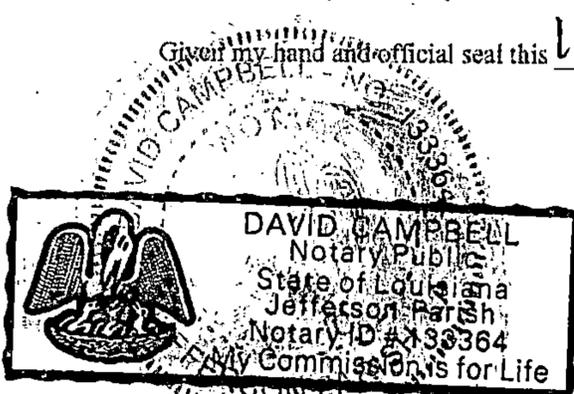
TO HAVE AND TO HOLD to the said grantee, his, her or their successors and assigns forever.
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 19 day of March 2024.

BLISS N. CHRENCIK AKA BLISS NEWELL

STATE OF LOUISIANA)
Jefferson PARISH) **GENERAL ACKNOWLEDGEMENT:**

I, David Campbell, a Notary Public in and for said Parish, in said State, hereby certify that Bliss N. Chrencik aka Bliss Newell, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has/have executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 19 day of March, 2024.



Notary Public
My Commission Expires: undead

Shelby County, AL 05/23/2024
State of Alabama
Deed Tax: \$127.50

REAL ESTATE SALES VALIDATION FORMS

THIS DOCUMENT MUST BE FILED IN ACCORDINACE WITH CODE OF ALABAMA 1975, SECTION 40-22-1

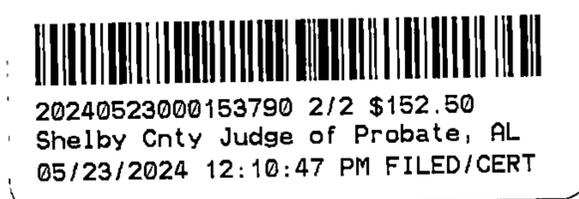
GRANTOR NAME(S): Bliss N. Chrencik AKA Bliss Newell
MAILING ADDRESS: 2550 Acton Road, Suite 210
Birmingham, AL 35243
PROPERTY ADDRESS: 326 Howard Hill Drive
Wilsonville, AL 35186

GRANTEE NAME(S): Charles F. Chrencik
MAILING ADDRESS: 326 Howard Hill Drive
Wilsonville, AL 35186

DATE OF SALE: 5-14-24
TOTAL PURCHASE PRICE: \$

OR
ACTUAL VALUE: \$

OR
ASSESSOR'S MARKET VALUE \$509,470.00



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 1/4 interest - \$127,367.50

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 license 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 responsibility of valuing property for property tax purposes will be used and the taxpayer will be panelized 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: 5/20/24

Print: Rodney S. Parker

Unattested (verified by)

Sign: [Signature] (Grantor/Grantee/Owner/Agent)