



20240523000153870 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/23/2024 12:35:08 PM FILED/CERT

This Instrument Was Prepared By:
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Law Offices of Christopher R. Smitherman, LLC
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:

Vera Tennyson
111 Murray Dr.
Montevallo AL 35115

STATE OF ALABAMA)

QUITCLAIM DEED

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars and no/100 Dollars (\$500.00) good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that **Linda Riggs, individually and heir at law of Lonnie Tennyson, deceased having died on the 31st day of October, 2022,** hereinafter called "Grantors," does hereby GRANT, CONVEY, and QUITCLAIM unto Vera Tennyson, hereinafter called "Grantees", all my right, title and interest in and to the following real estate, situated in **Shelby County**, Alabama, to wit:

LOT 1, ACCORDING TO THE RESURVEY OF LOT 11, MURRAY HILL SUBDIVISION, SECTOR NO. ONE RECORDED IN MAP BOOK 13, PAGE 121, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Note: This is not homestead for grantors.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the day of May 13, 2024.

Linda Riggs
Linda Riggs

STATE OF Alabama)
Jefferson)
COUNTY)

ACKNOWLEDGMENT

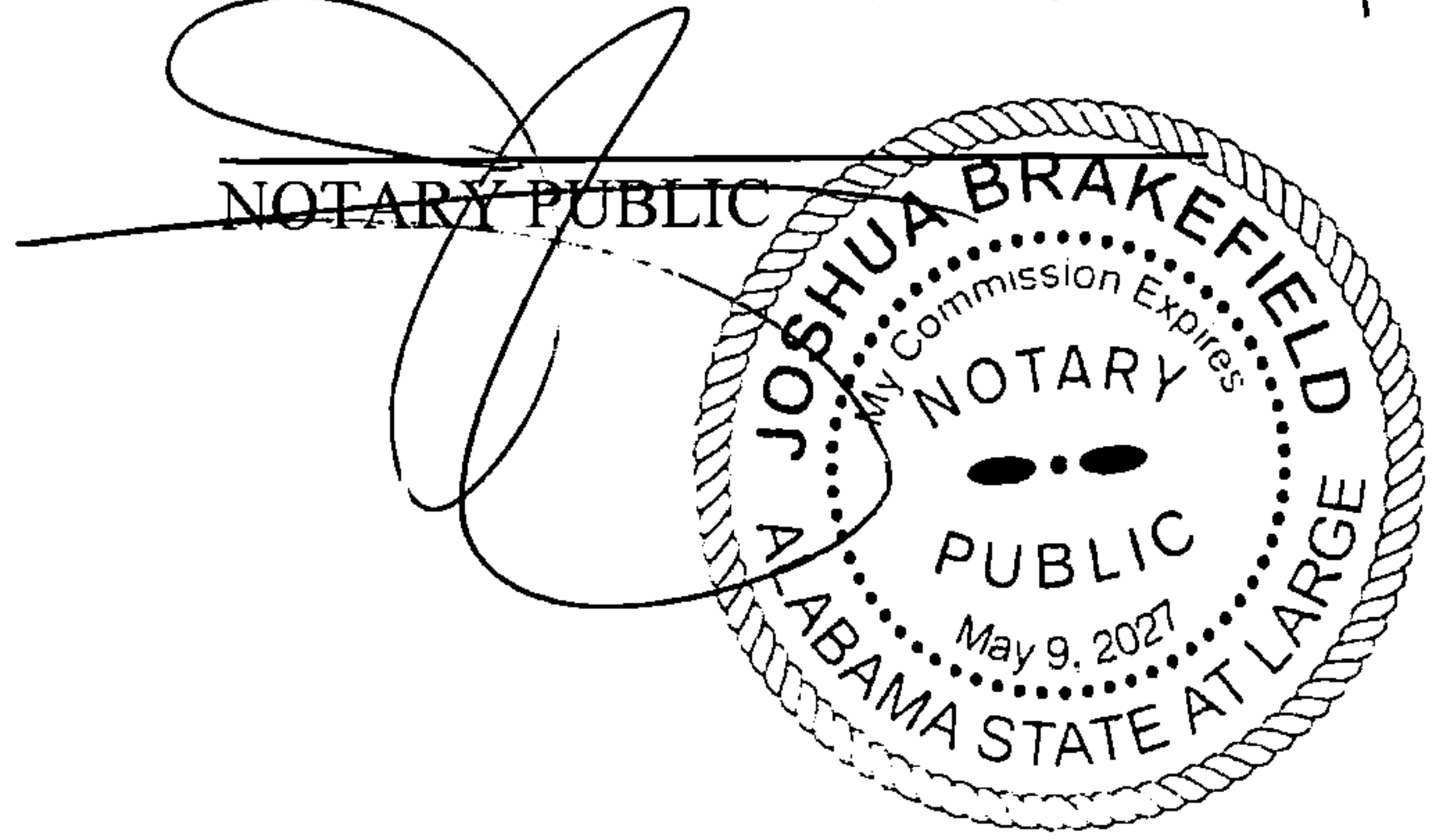
I, Joshua Brakefield, a Notary Public for the State at Large, hereby certify that the above posted name, **Linda Riggs**, which is signed to the foregoing Quit Claim Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

Shelby County, AL 05/23/2024
State of Alabama
Deed Tax: \$9.00



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2024. GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 13th day of May,



Real Estate Sales Validation Form

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

Grantor's Name Linda Ruggs
Mailing Address Po Box 1368
Gardendale AL
35031

Grantee's Name Vera Tenney
Mailing Address 111 Murray Drive
Montevalle AL 35115

Property Address 111 Murray Drive
Montevalle AL 35115

Date of Sale 5/13/24
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$88,840 (1/10 8884)



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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 Inspector 1/10 done

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 5/23/24

Print _____

Sign _____

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1