

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
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)
)
SHELBY COUNTY)

QUITCLAIM DEED

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 **Anthony Tennyson, 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.

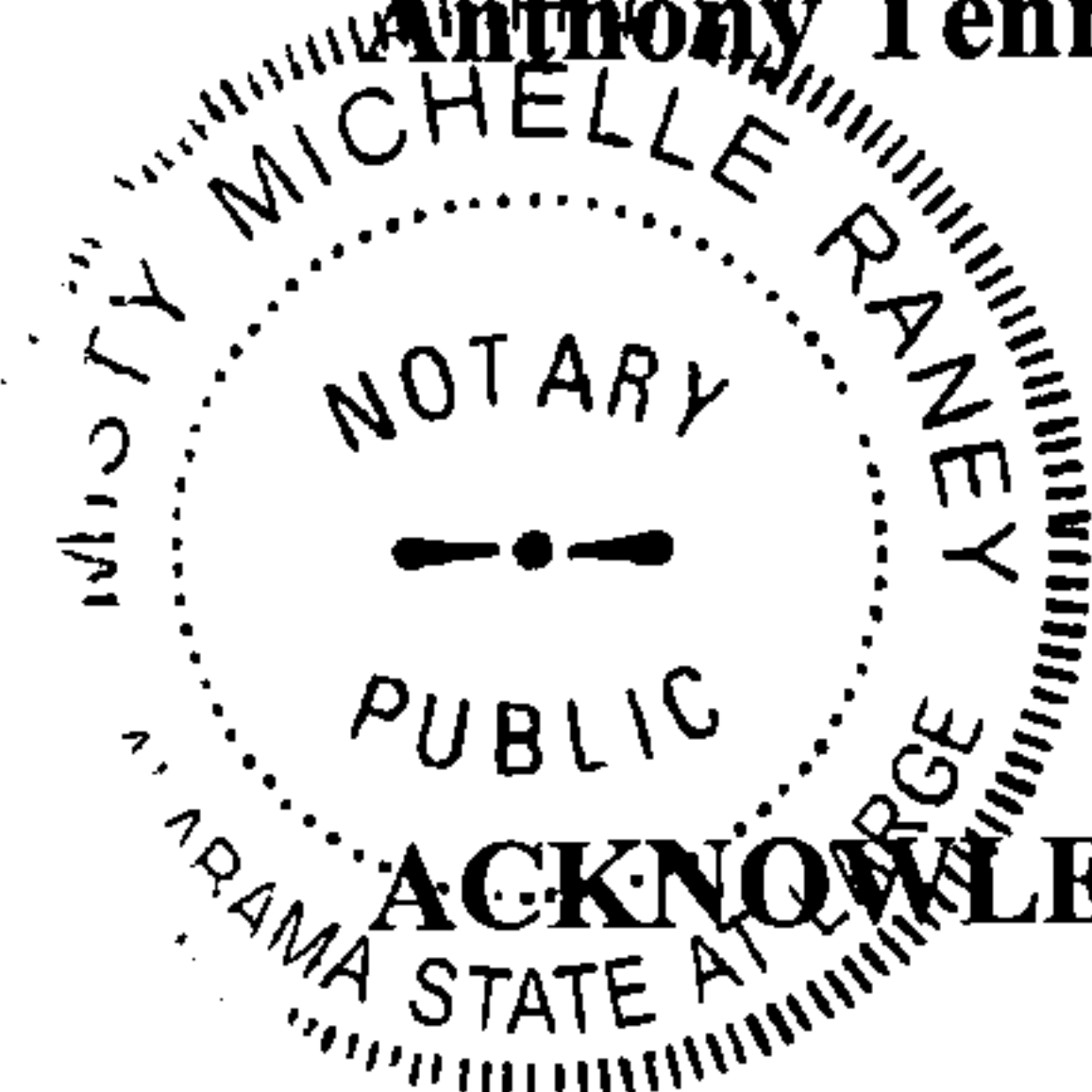
Note: This is not homestead for grantors.

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 14 day of May, 20 24.

MY COMMISSION EXPIRES
10-11-2026

STATE OF Alabama)
)
Shelby COUNTY)

Anthony Tennyson

ACKNOWLEDGMENT

I, Misty Michelle Raney, a Notary Public for the State at Large, hereby certify that the above posted name, **Anthony Tennyson**, 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.



20240523000153900 2/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/23/2024 12:35:11 PM FILED/CERT

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 14 day of May,
20 24.

Histy Michelle Roney
NOTARY PUBLIC



20240523000153900 3/3 \$38.00
Shelby Cnty Judge of Probate, AL
05/23/2024 12:35:11 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Anthony Tennyson
Mailing Address Po Box 1358
Gardendale AL
35031

Grantee's Name Vera Tennyson
Mailing Address 111 Murray Drive
Montevallo AL 35115

Property Address 111 Murray Dr
Montevallo AL
35115

Date of Sale 5/14/2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 88840 (1/10 8884)

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 inheritance

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 05/23/2024

Print _____

Sign _____

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1