



20240530000160180 1/2 \$254.00
Shelby Cnty Judge of Probate, AL
05/30/2024 11:39:39 AM FILED/CERT

PREPARED BY:

Wendy Hartley Gregerson, Attorney
5501 Highway 280, Suite 301
Birmingham, AL 35242

SEND TAX NOTICE TO:

Janet S. O'Regan
164 Willow Branch Lane
Chelsea, AL 35043

STATE OF ALABAMA
SHELBY COUNTY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN AND 00/100 (\$10.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **John Michael O'Regan**, an unmarried man, hereby releases, quit claims, grants, sells and conveys to **Janet S. O'Regan**, an unmarried woman (herein called Grantee), all of his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

164 Willow Branch Lane, Chelsea, AL 35043, more particularly described as follows:

Lot 135, according to the Survey of Willow Branch Second Sector, as recorded in Map Book 48, Page 35, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2024 and subsequent years not yet due and payable until October 1, 2024. Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD to said GRANTEE her heirs and assigns forever,

Given under our hands and seal, this 24 day of May, 2024.

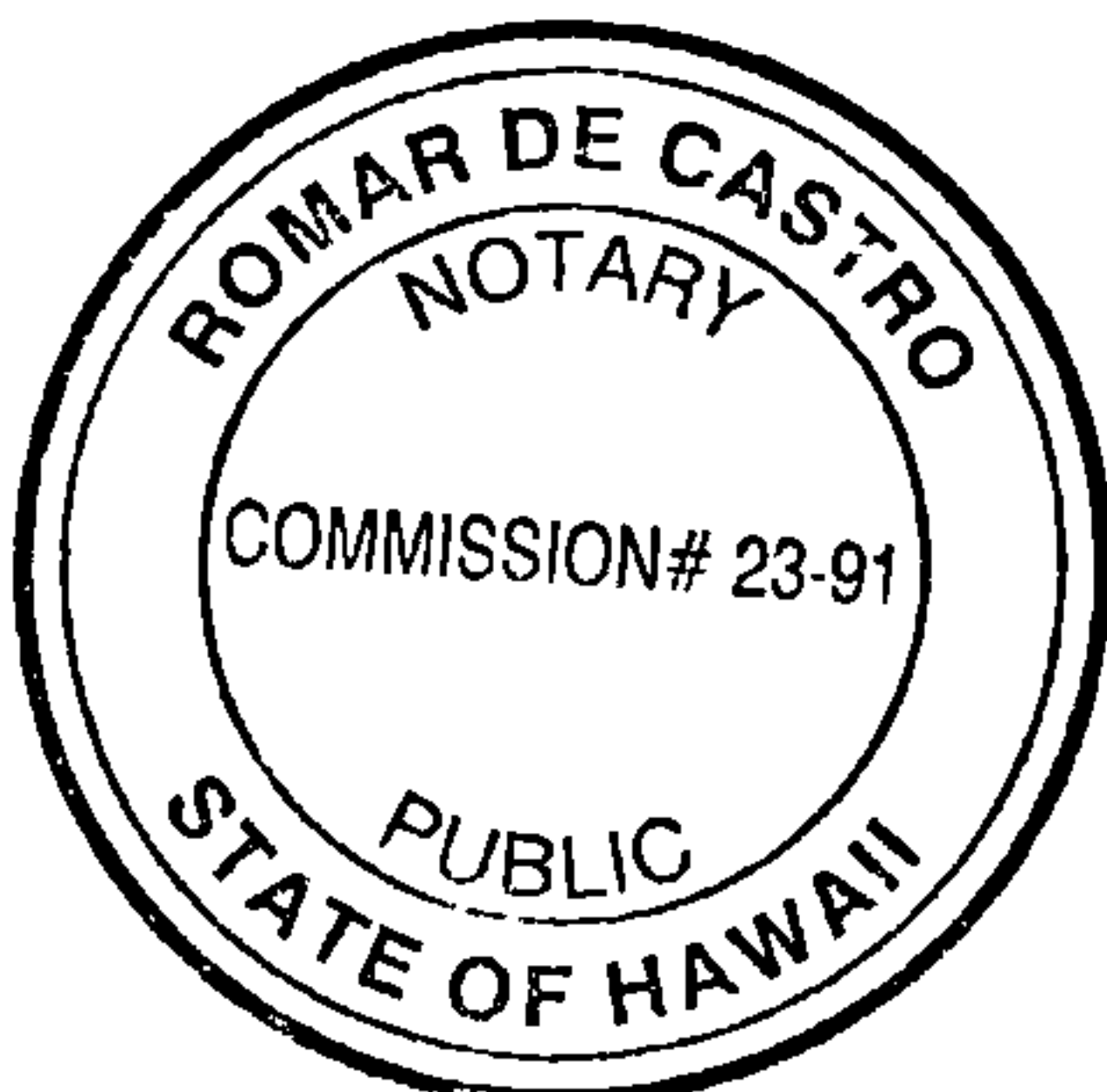
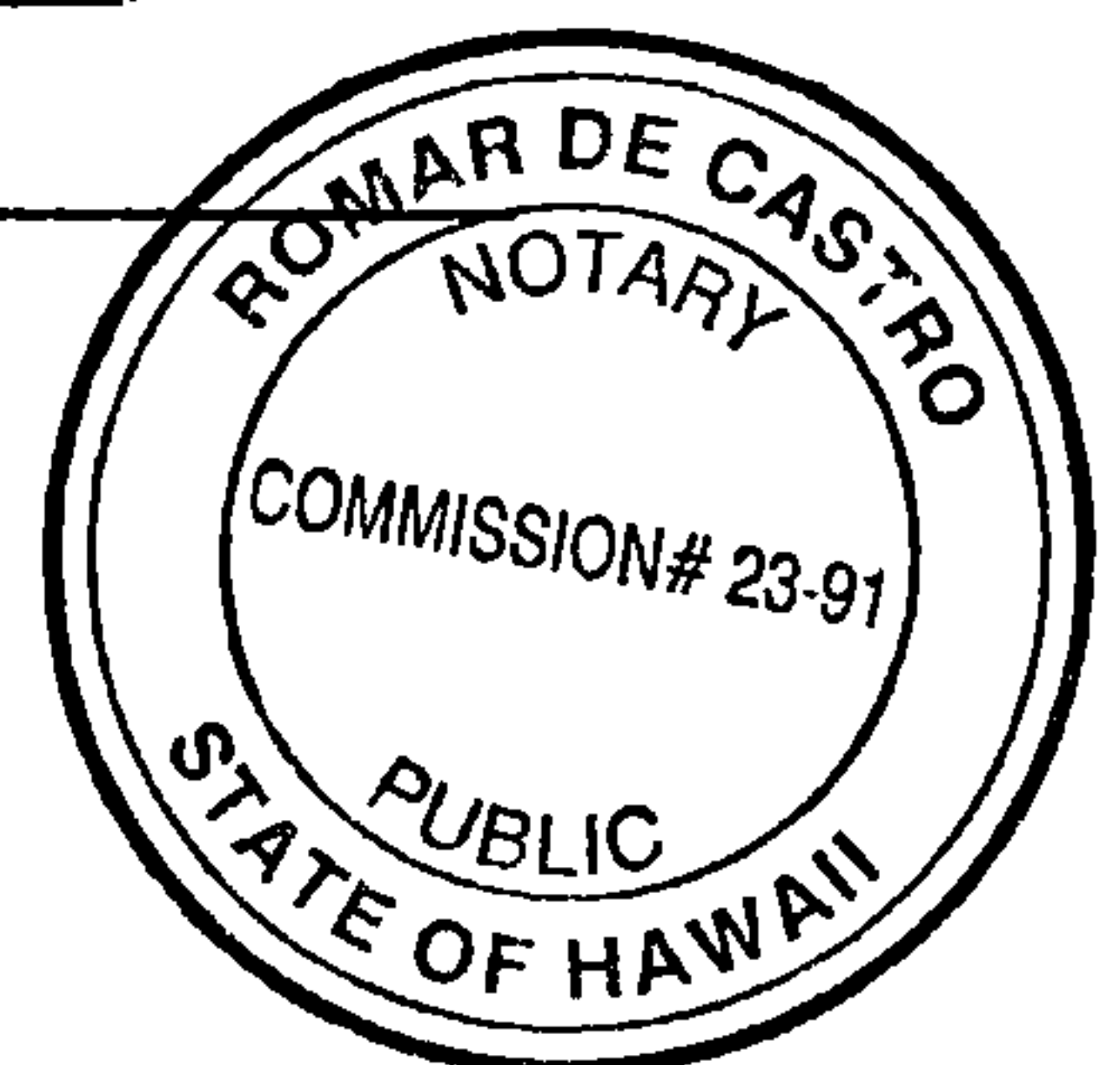
John M. O'Regan
John M. O'Regan

STATE OF HAWAII
COUNTY OF Honolulu)

I, the undersigned authority, a notary public, in and for said County, in said State, hereby certify that, **John M. O'Regan**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 24th day of May, 2024.

Rde Castro
NOTARY PUBLIC
Exp: 03/12/2027



Doc. Date 05/24/2024 # Pages 1
Notary Name Romar De Castro First Circuit
Doc. Description Quit Claim Deed

Rde Castro 05/24/2024
Notary Signature Date

Shelby County, AL 05/30/2024
State of Alabama
Deed Tax: \$229.00



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Real Estate Sales Validation Form

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

Grantor's Name John M O'Regan
Mailing Address 95-510 Wilcox Street
Apt K102
Miliani, HI 96789

Grantee's Name Janet S O'Regan
Mailing Address 164 Willow Branch Lane
Chelsea, AL 35043

Property Address 164 Willow Branch Lane
Chelsea AL 35043

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 457,600

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 1/2 value 228,800

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 5/30/24

Print Janet S O'Regan

Unattested

Sign Janet S O'Regan

(verified by)

(Grantor/Grantee/Owner/Agent) circle one