


SEND TAX NOTICE TO:  
Susan Dianne Isbell  
120 Laurel Street  
Montevallo, Al. 35115

This instrument was prepared by:  
Frank Steele Jones  
Regency Title & Closing, LLC  
500 Southland Drive, Suite 230  
Birmingham, AL 35226

  
20240604000165910 1/2 \$169.50  
Shelby Cnty Judge of Probate, AL  
06/04/2024 11:15:51 AM FILED/CERT

**QUITCLAIM DEED**

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of the sum of **Ten Dollars (\$10.00)** and pursuant to the terms and conditions of the Final Decree of Divorce in case number: **DR-2021-000026.00**, entered in the Circuit Court of Shelby County, Alabama, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, **Richard Bailey Granger**, a single man, (herein referred to as grantor) hereby remises, releases, quits claim, grants, sells and conveys to **Susan Dianne Granger**, a single woman (herein referred to as grantee) all his right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 1, Survey of Roberts Subdivision, Map Book 5, Page 109 and also recorded in Map Book 6, Page 2 of the Office of the Judge of Probate, Shelby County, Alabama.**

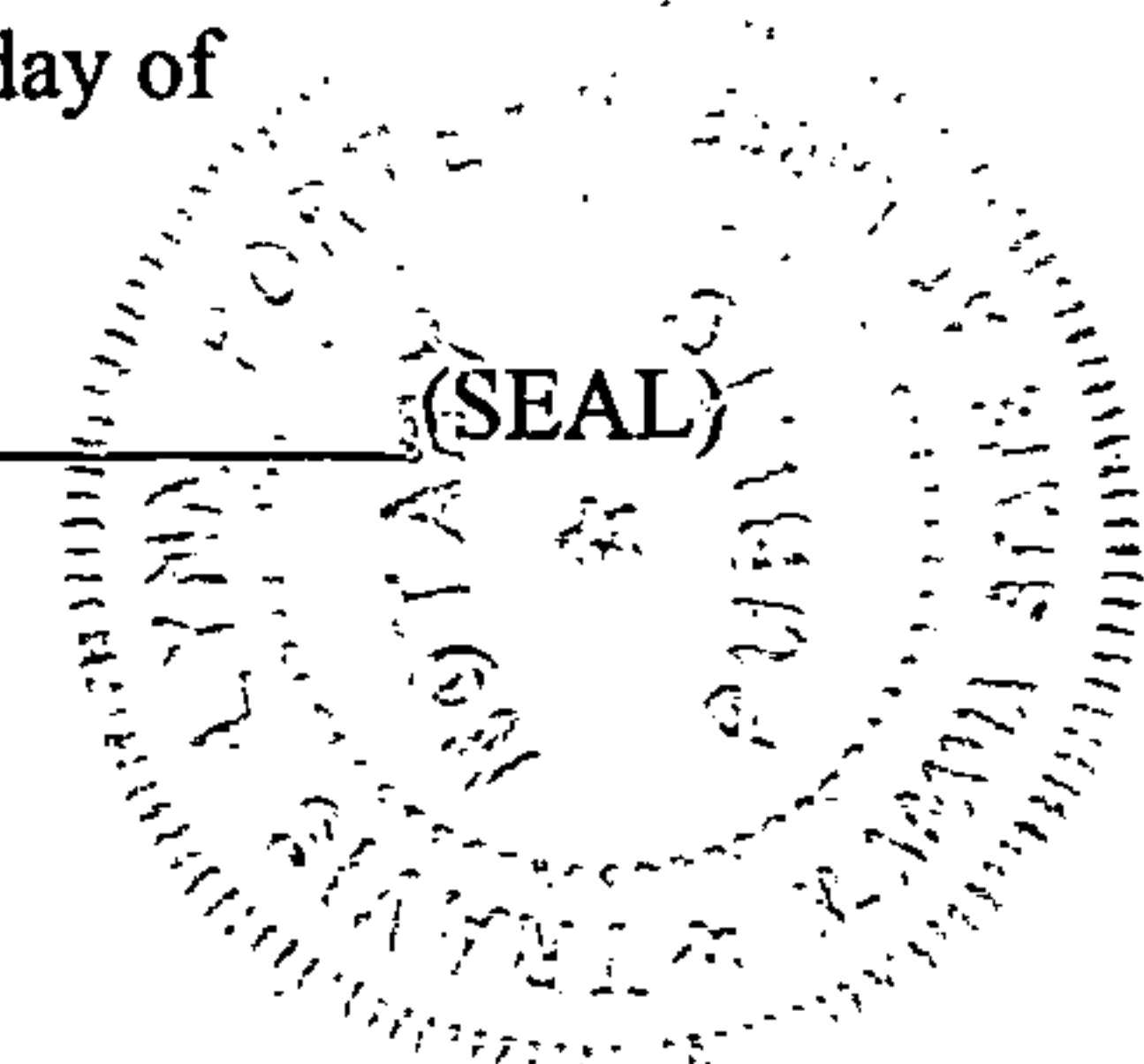
**Susan Dianne Granger, AKA Susan Dianne Isbell**

Subject to all taxes for 2024 and all subsequent years, easements, covenants, restrictions, right-of-ways, and mortgages of record, if any, and the Final Judgment of Divorce entered March 29, 2021.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 4 day of **June, 2024.**

  
Richard Bailey Granger



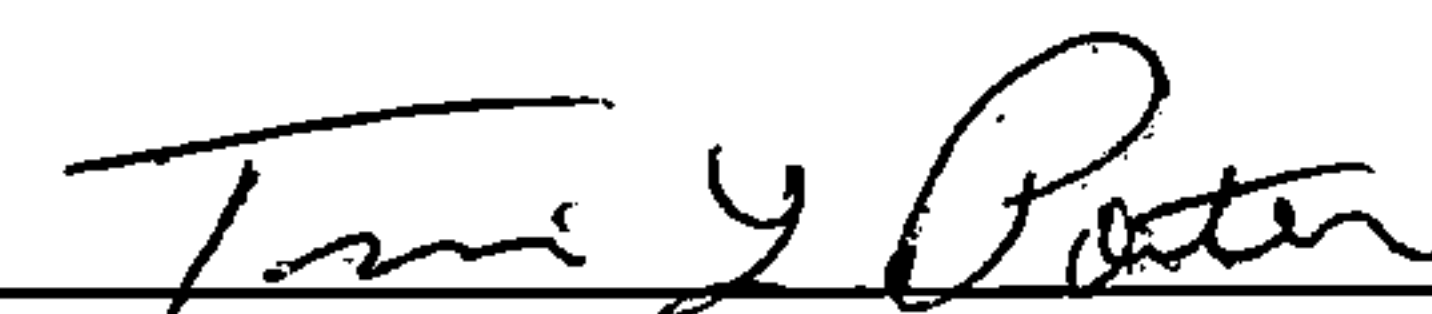
STATE OF ALABAMA )

SHELBY COUNTY )

General Acknowledgment

I, Travis L Porter, the undersigned authority, a Notary Public in for said County, in said State, hereby certify that **Richard Bailey Granger**, 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of **June, 2024.**

  
Notary Public  
My Commission expires: 3-16-2026

SEAL

Shelby County, AL 06/04/2024  
State of Alabama  
Deed Tax: \$144.50

Real Estate Sales Validation Form

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

Grantor's Name Richard Granger
Mailing Address 170 Laurel Street
Montevallo, AL 35115

Grantee's Name Susan Isbell
Mailing Address 101 Roy Court
Helena, AL 35080

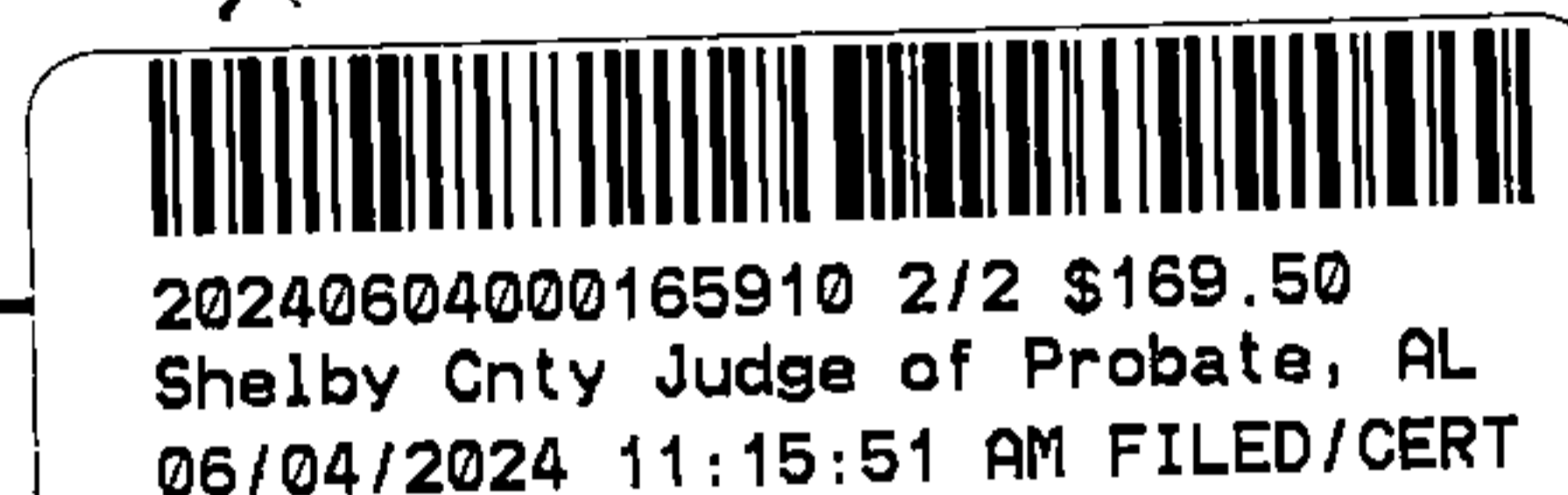
Property Address 170 Laurel Street
Montevallo, AL 35115

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 144,500

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



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 6-4-24

Print Susan Isbell

Unattested

Sign (Signature)
(Grantor/Grantee/Owner/Agent) circle one

(verified by)