


This instrument was prepared by:
C. Taylor Crockett, P.C.
2067 Columbiana Road
Birmingham, AL 35216

Send Tax Notice To:
Benjamin F. Catchings, Jr.
Patricia A. Catchings
7030 Bradstock Court
Bham, Al 35242

QUIT CLAIM DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALBAMA)
SHELBY COUNTY)


20240606000168890 1/4 \$246.00
Shelby Cnty Judge of Probate, AL
06/06/2024 12:47:49 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$1.00) the undersigned, Benjamin Catchings, III and wife, Martha Catchings, hereby remises, releases, quit claims, grants, sells, and conveys to Benjamin Franklin Catchings, Jr. and Patricia Anne Catchings, joint tenants with right of survivorship, (hereinafter called the Grantees), all my right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:


See attached Exhibit "A" for legal description.

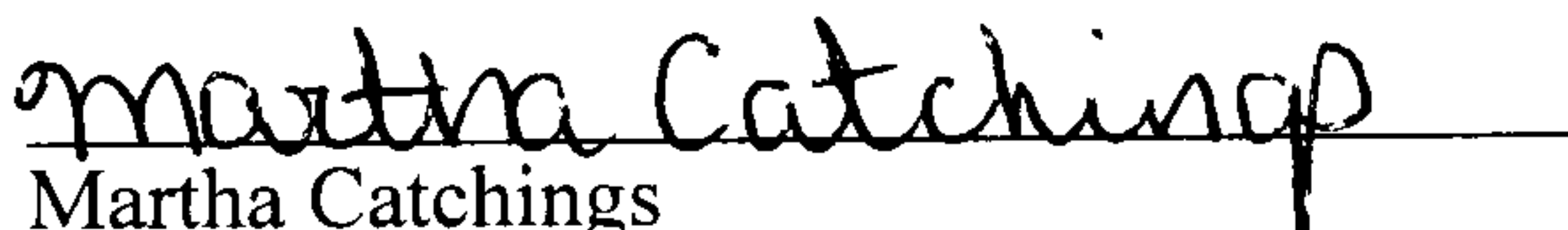
This deed is being prepared without the benefit of a title examination. The preparer of this instrument makes no representation as to the status of the title of the property herein conveyed.

Subject to ad valorem taxes for the current tax year


Subject to existing easements, restrictions encumbrances, limitations, if any of record.

TO HAVE AND HOLD to said Grantee forever.


Benjamin Catchings, III


Martha Catchings

STATE OF ALABAMA)
Jefferson COUNTY)


20240606000168890 2/4 \$246.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Benjamin Catchings, III and wife, Martha Catchings whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 6th day of June, 2024.

Kimbrell Elizabeth Hayes
NOTARY PUBLIC
My commission expires: 11/16/2024

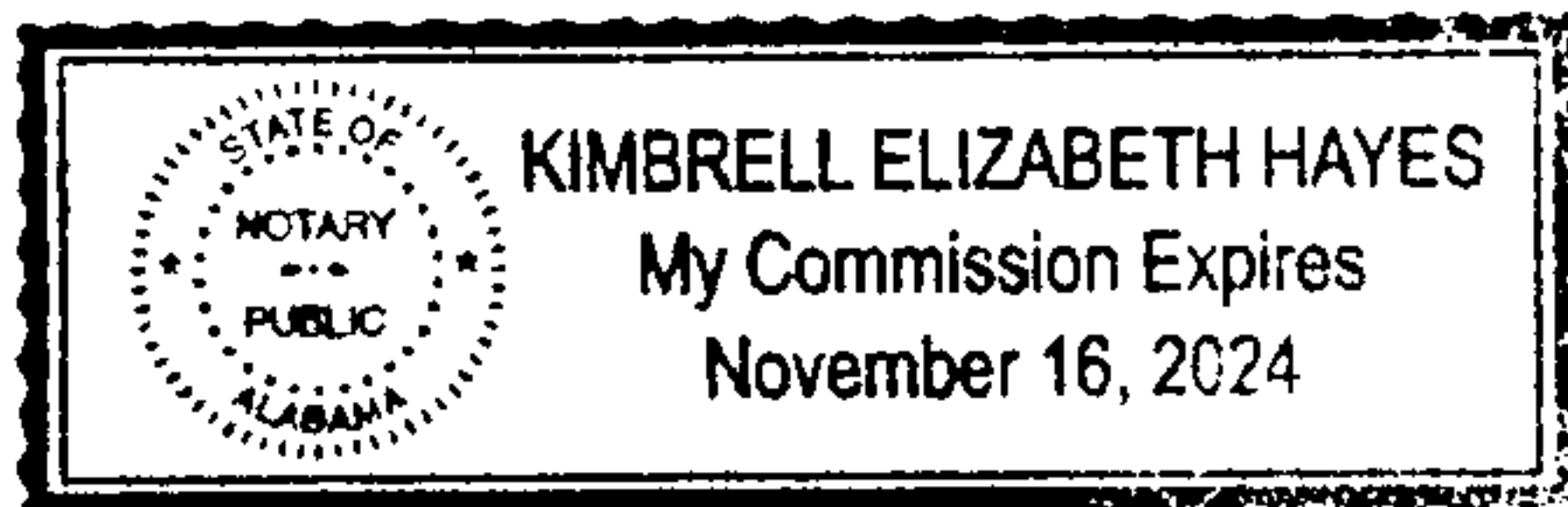



EXHIBIT "A"


20240606000168890 3/4 \$246.00
Shelby Cnty Judge of Probate, AL
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**Lot 155, according to the Survey of Phase One Hidden Creek III as recorded in Map
Book 26, Page 13, Shelby County, Alabama Records**

Real Estate Sales Validation Form

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

Grantor's Name Benjamin Catchings, III
Mailing Address Martha Catchings
20's Hidden Creek Drive
Pelham, AL 35124

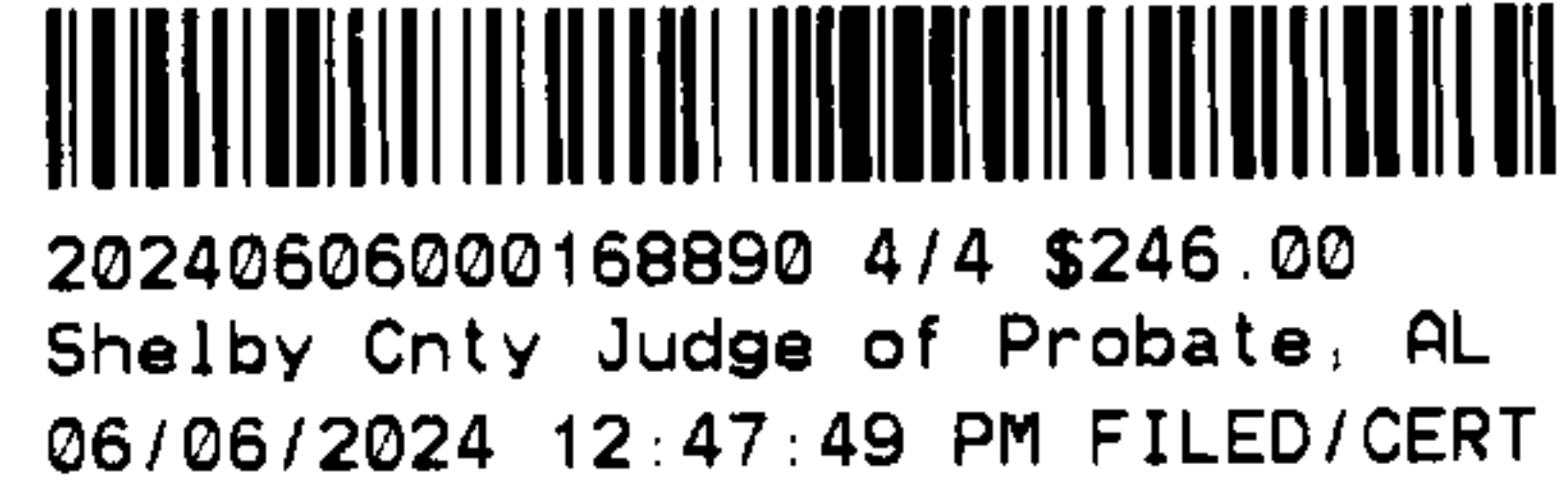
Grantee's Name Benjamin Franklin Catchings, Jr.
Mailing Address Patricia Anne Catchings
7030 Bradstock Ct.
Birmingham, AL 35242

Property Address 208 Hidden Creek
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 214,600



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 _____

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 6/6/2024

Print Benjamin Franklin Catchings, Jr.

Sign Benjamin Franklin Catchings, Jr.
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)