

20240611000172660 1/2 \$286.50  
Shelby Cnty Judge of Probate, AL  
06/11/2024 08:15:09 AM FILED/CERT

PREPARED WITHOUT BENEFIT OF SURVEY  
TITLE NOT EXAMINED  
ATTORNEY DID NOT CLOSE TRANSACTION  
Prepared by:  
Kathryn Kyatt King, Attorney at Law  
3590-B Pelham Parkway #254  
Pelham, Alabama 35124

Send Tax Notice To:  
  
Christopher King  
2022 Eagle Valley Drive  
Birmingham, AL 35242

QUITCLAIM DEED

STATE OF ALABAMA)  
SHELBY COUNTY )

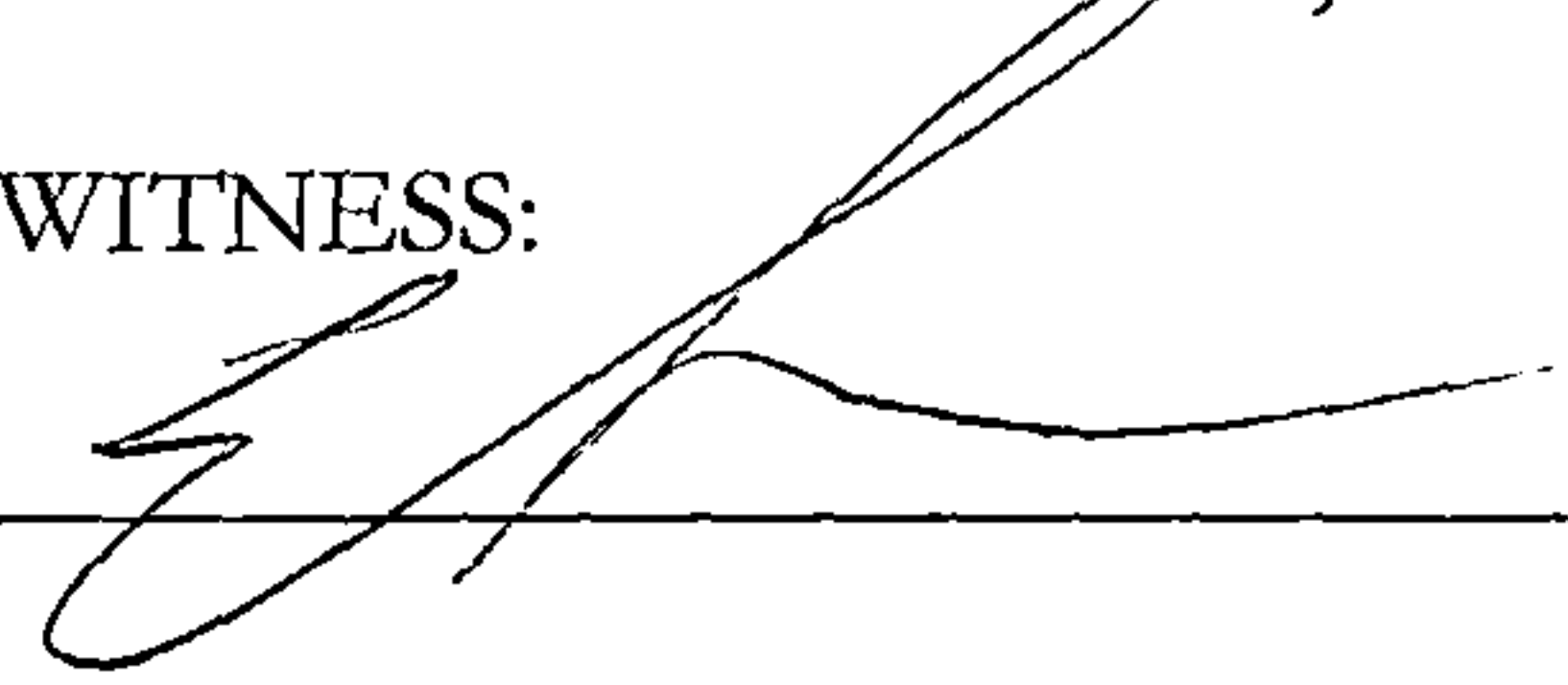
KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of THREE THOUSAND DOLLARS AND NO\100 to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is acknowledged I, KATHRYN KING, A MARRIED WOMAN (herein referred to as grantor) releases, quitclaims, grants, sells, and conveys to CHRISTOPHER KING (herein referred to as Grantee) the following described real estate in St. Clair County, Alabama, to wit:

LOT 1506, according to the Survey of Eagle Point, 15th Sector, as recorded in Map Book 26, Page 35, in the Office of Shelby County, Alabama. Parcel Number: 09 3 07 0 002 002.137

TO HAVE AND TO HOLD, to the said GRANTEE FOREVER.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 1 day of April, 2024.

WITNESS:

  
\_\_\_\_\_


  
\_\_\_\_\_  
Grantor

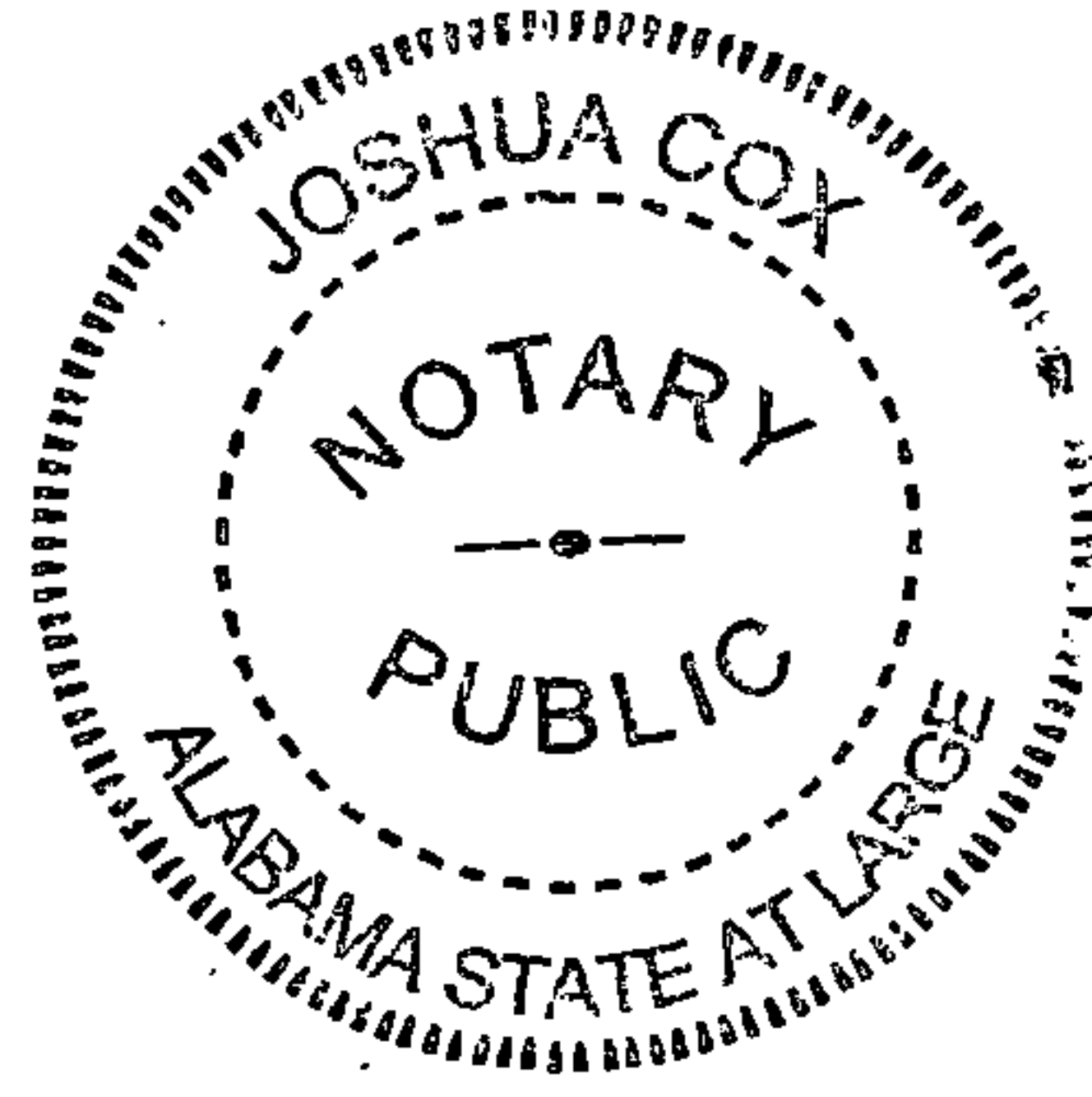
STATE OF ALABAMA)  
~~ST. CLAIR COUNTY)~~  
SHELBY

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KATHRYN KING whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of April A.D. 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 05/28/2026



Shelby County, AL 06/11/2024  
State of Alabama  
Deed Tax: \$261.50

Real Estate Sales Validation Form

20240611000172660 2/2 \$286.50  
Shelby Cnty Judge of Probate, AL  
06/11/2024 08:15:09 AM FILED/CERT

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

Grantor's Name Matthew King  
Mailing Address 3598 AFFDOANNA DR  
HOOPER AL 35226

Grantee's Name Christopher King  
Mailing Address 2022 Eagle Valley Dr  
Birmingham AL 35242

Property Address 2022 Eagle Valley Dr  
B'ham AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 522,300.00

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 = 261,150

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 4/1/2024

Print MATTHEW KING

Unattested

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

(verified by)