

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Jonathan A. Woods
1700 US Hwy 231
Vincent, AL 35178

This quitclaim deed is being prepared pursuant to the Agreement of the Parties, Jonathan Woods v. Jeanie Leann White, in the Circuit Court of Shelby County, Alabama, Domestic Relations Division, Case No.: 58-DR-2023-900539.00.

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TEN AND 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **JEANIE L. WHITE, an unmarried woman** (herein referred to as Grantor), does release, remise and quitclaim her interest in the subject property unto **JONATHAN A. WOODS** (herein referred to as Grantee), regarding the following described real estate situated in ~~Jefferson~~ ^{Shelby} County, Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

- (1) Subject to property taxes for the current year, not yet due and payable.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights, if any.

Jonathan Woods and Jonathan A. Woods are one and the same person.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 10 day of June, 2024.



JEANIE L. WHITE

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

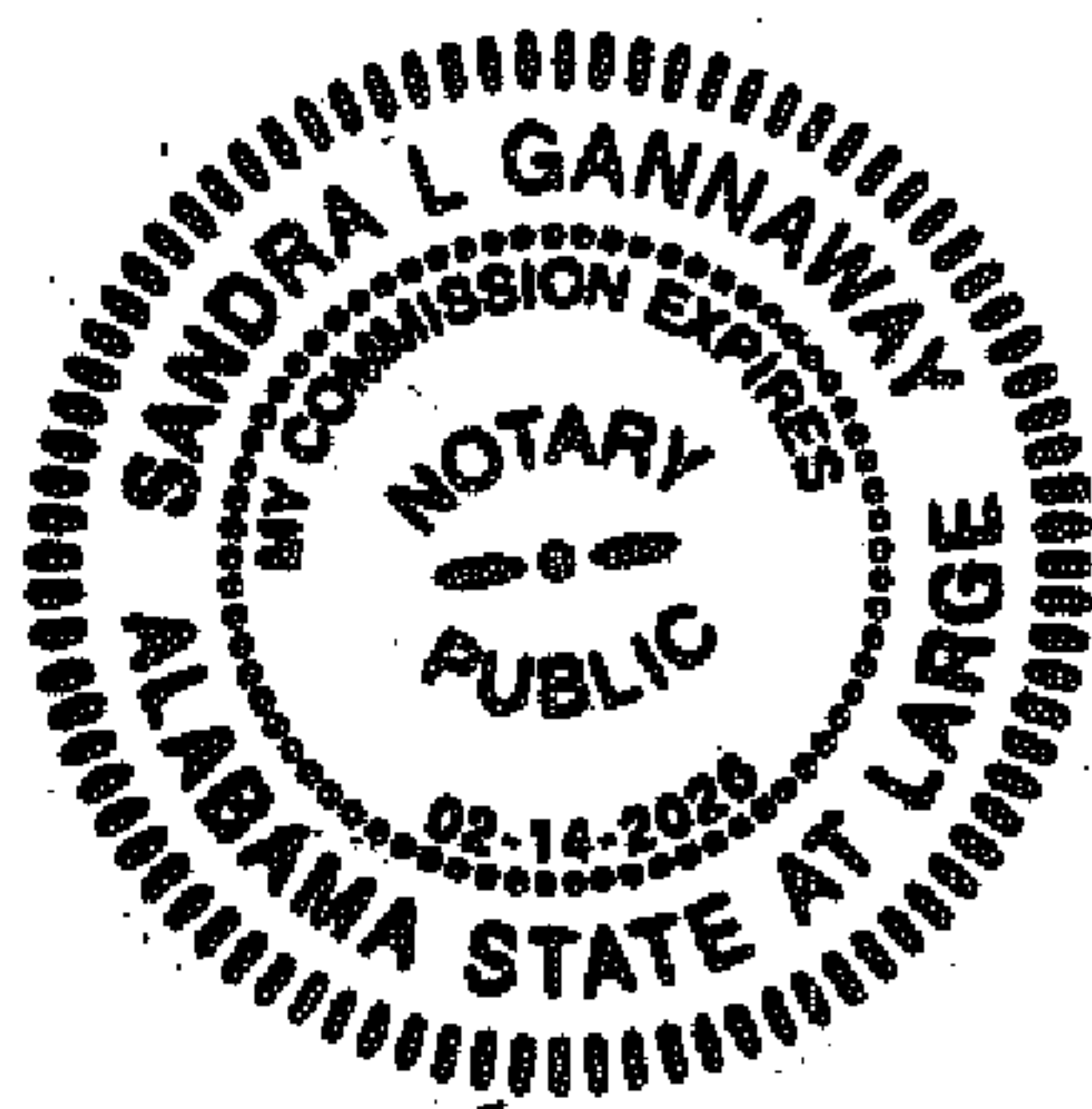
I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that **JEANIE L. WHITE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed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

Given under my hand and official seal on the 10th day of June, 2024.



NOTARY PUBLIC

My commission expires:



Legal Description

A part of the NE ¼ of the NE ¼ of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama: Commence at the NE corner of the SE ¼ of the SE ¼ of Section 35, Township 18 South, Range 2 East and run South 54 degrees 46 minutes East 528 feet on the West boundary of Vincent-Pell City Highway, said point being the NE boundary of Plantation Pipe Line property; thence run South 10 degrees 42 minutes East, along said road boundary 649 feet to the Southeast corner of said pipeline property; thence run North 79 degrees 18 minutes East 100 feet to a point on the East boundary of said highway; thence run South 7 degrees East with said boundary 210 feet; thence continue with said highway boundary South 0 degrees 30 minutes East 339.6 feet to the point of beginning of this description; thence continue with said highway boundary South 3 degrees West 210 feet; thence turn 90 degrees left for a distance of 210 feet; thence turn 90 degrees left for a distance of 210 feet; thence turn 90 degrees left 210 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name JEANIE L. WHITE

Grantee's Name JONATHAN WOODS

Mailing Address 1700 U.S. HIGHWAY 231
VINCENT, AL 35178

Mailing Address 1700 U.S. HIGHWAY 231
VINCENT, AL 35178

Property Address 1700 U.S. HIGHWAY 231
VINCENT, AL 35178

Date of Sale June 10, 2024

Total Purchase Price _____

or

Actual Value \$ _____

or

Assessor's Market Value \$87,500 (1/2 OF \$175,000.00)

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
 Tax Valuation

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).

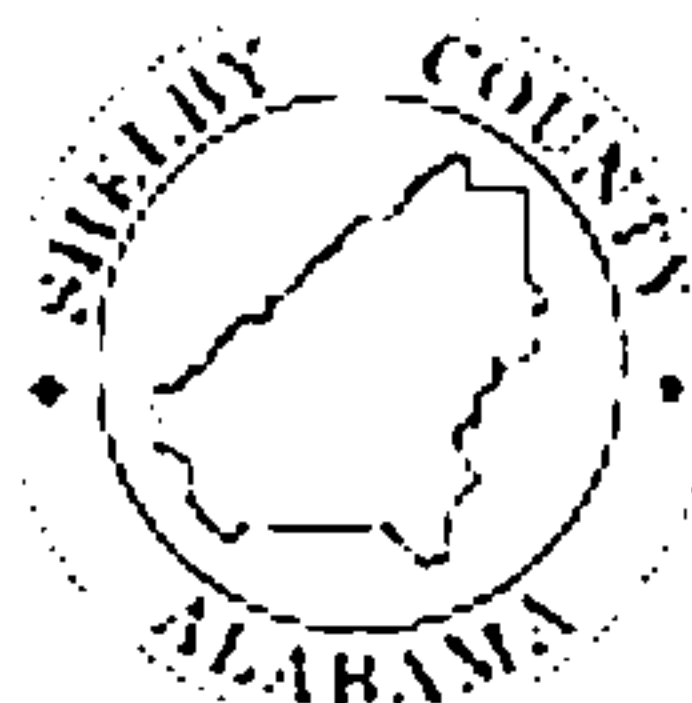
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 10, 2024

Print Malcolm S. McLeod

Unattested
(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/14/2024 03:14:55 PM
\$118.50 JOANN
20240614000179090

File 240366

Form RT-1
/2012 LSS

Allie S. Bayl