

This instrument was prepared by:

John O. McGraw and Grace O. McGraw

4351 Lakeshore Cove,

Birmingham

Once recorded, return to:

Rosemary Bouchet

43345 Highway 25

Vincent, AL 35178



20240625000189640 1/5 \$35.00
Shelby Cnty Judge of Probate, AL
06/25/2024 10:45:04 AM FILED/CERT

This Space for Recorder's Use Only.

Alabama Quitclaim Deed

State of Alabama, County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

Seven hundred and fifty US Dollars (\$ 750.00) in hand, paid to

John O. McGraw and Grace O. McGraw,

a married couple with an address of

4351 Lakeshore Cove

(the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to

Rosemary Bouchet,

an unmarried individual with an address of

43345 Highway 25 Vincent, AL 35178

(the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following

described real estate, situated in Shelby County, Alabama, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 071112001047.000

The property identified herein ☐ is -OR- ☒ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: Rosemary Bouchet

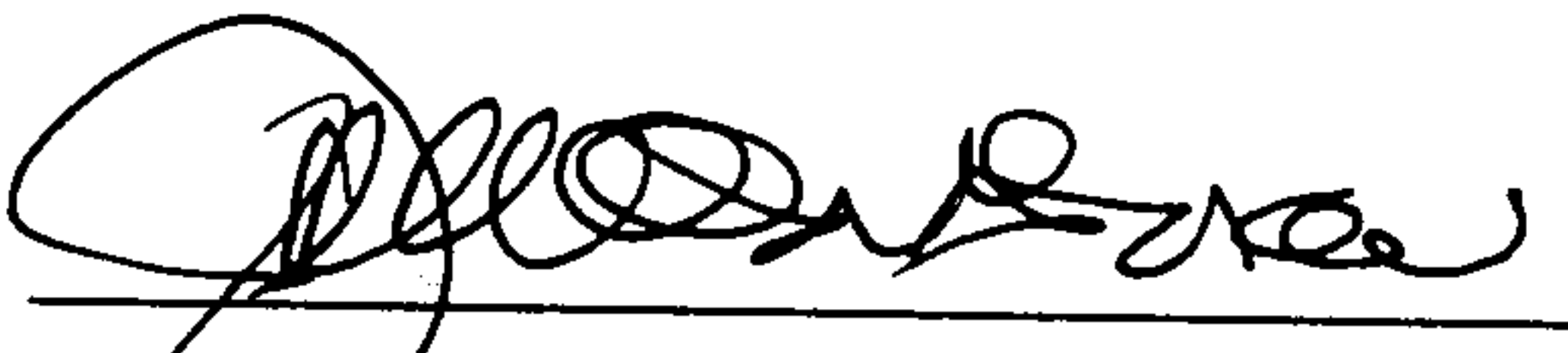
Address: 43345 Hwy 25, Vincent, AL 25178




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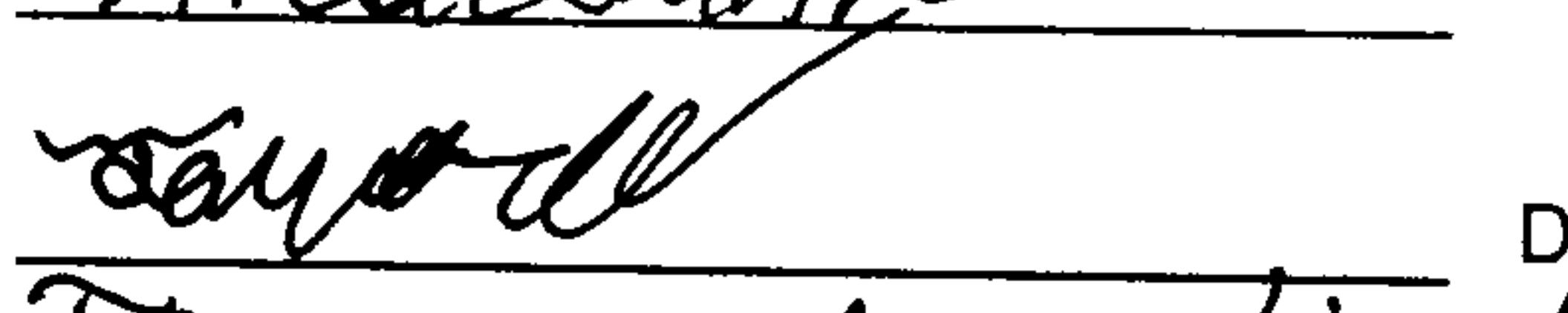
TO HAVE AND TO HOLD, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature:  Date: 6/12/24
Printed Name: John O. McGraw

Grantor Signature:  Date: 6/12/24
Printed Name: Grace O. McGraw

1st Witness Signature:  Date: 6/12/24
Printed Name: Nicole Smith

2nd Witness Signature:  Date: 6/12/24
Printed Name: Tamer MacNico

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NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

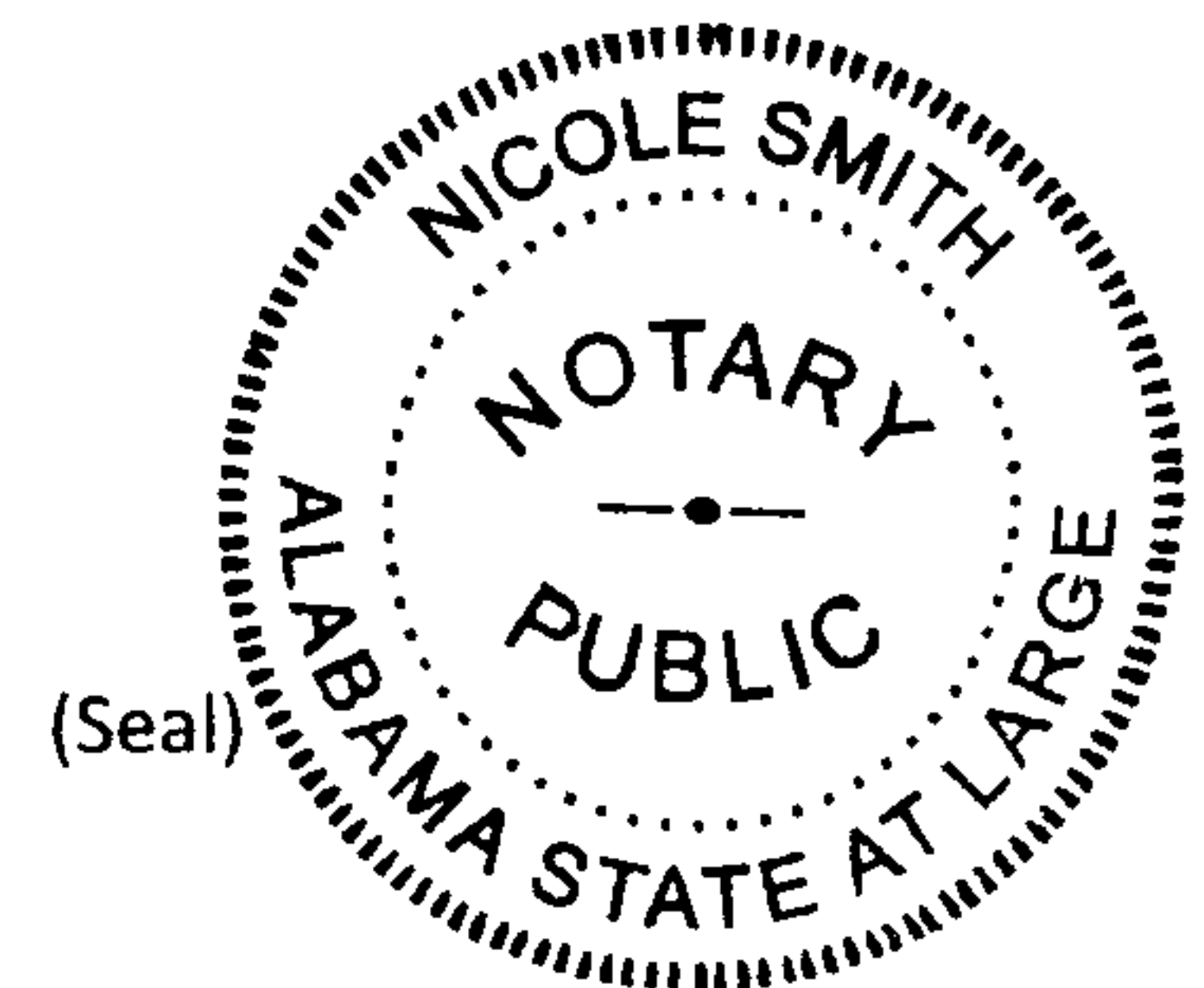
State of Alabama)
County of Shelby)

On 6-12-2024 before me, Nicole Smith,
personally appeared John McGraw + Grace McGraw,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature Nicole Smith
Printed Name Nicole Smith
My Commission Expires 04-02-2028





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EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Beginning at an iron monument on the West side of Calcis road where Calcis road intersects the East-West boundary line of the South side of the SW 1/4 of the NW 1/4 of section 11 Township 19 Range 2 East and run northerly along the right of way line of Calcis road a distance of 100 feet to an iron monument: thence run West, parallel to the East-West boundary line of the SW 1/4 of the NW 1/4 of Section 11, Township 19 Range 2 East a distance of 125 feet to an iron monument. Thence run South, parallel to the Calcis road, a distance of 100 feet to an iron monument on the East-West Boundary line of the South side of the SW 1/4 of the NW 1/4 of Section 11, Township 19 Range 2 East. Thence run East along the East-West boundary line of the South side of the SW 1/4 of the NW 1/4 of Section 11 Township 19 Range 2 East a distance of 125 feet to an iron monument which is the point of beginning. The above described property is rectangular in shape and contains 12,500 square feet.

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 & Grace McGraw
Mailing Address 4351 Lakeshore CV
Birmingham, AL
35242

Grantee's Name Rosemary Bouchet
Mailing Address 43345 Hwy 25
Vincent, AL 35118

Property Address no address


Date of Sale _____
Total Purchase Price \$ 750.00
or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

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


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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 6/12/2024

Print JOHN D MCGRAW

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1