

This instrument was prepared by:

Candace B. Peeples, (BRA111)
Peeples Family Law
Historic A.B. Loveman House
2956 Rhodes Circle South
Birmingham, AL 35205
(205) 403-5577

Send Tax Notice To:

Steven Brent Feathers



20240806000243320 1/3 \$187.00
Shelby Cnty Judge of Probate, AL
08/06/2024 08:39:54 AM FILED/CERT

STATE OF ALABAMA)
Jefferson COUNTY)

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **HEATHER M. FEATHERS**, an unmarried woman, hereby remises, releases, quit claims, grants, sells, and conveys to **STEVEN BRENT FEATHERS** (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 8, according to the Survey of Greystone Ridge Garden Homes, as recorded in Map Book 16, Page 31, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions and reservations of record, if any.

This conveyance was made pursuant to the agreement and final decree in Case No. DR 2024-900009, in the Circuit Court of Shelby County, Alabama.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD to said Grantee forever.

Given under my hand and seal, this 29th day of April, 2024.

Shelby County, AL 08/06/2024
State of Alabama
Deed Tax: \$159.00

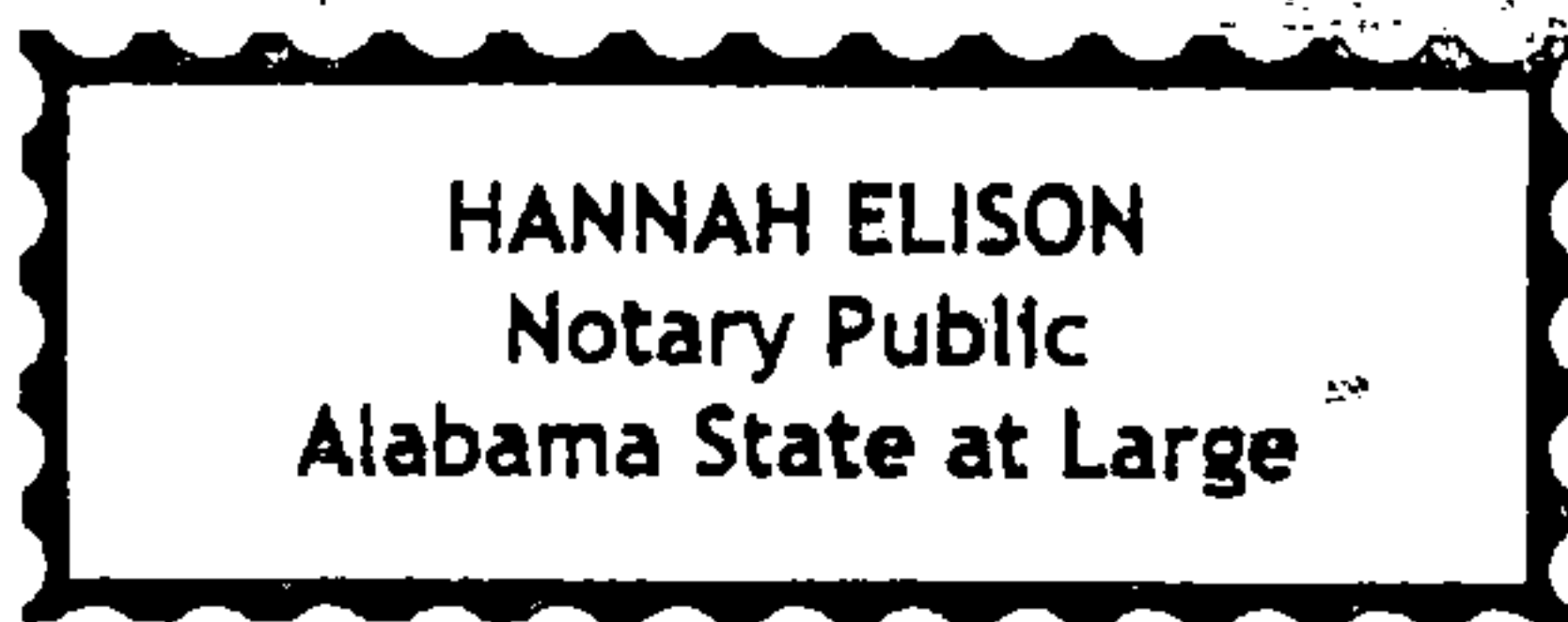

HEATHER M. FEATHERS

STATE OF ALABAMA)
Jefferson COUNTY)


20240806000243320 2/3 \$187.00
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 **HEATHER M. FEATHERS**, 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, she executed the same voluntarily on the day the same bear's date.

Given under my hand and official seal, this 29th day of April,
2024.




NOTARY PUBLIC
My Commission Expires: 9/23/24

Real Estate Sales Validation Form

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

Grantor's Name Heather M Feathers
Mailing Address 5272 Graystone Way
Birmingham, AL 35242

Grantee's Name Steven B Feathers
Mailing Address 1114 Berwick Rd
Birmingham, AL 35242

Property Address 1114 Berwick Rd
Birmingham, AL 35242

Date of Sale

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$ 317,900



20240806000243320 3/3 \$187.00
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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 1/2 = \$158,950
☐ 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 8/6/24

Print Steven B Feathers

Unattested

(verified by)

Sign

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

Form RT-1