

Prepared By:

James Alden Kitchens

851 Morgan St
Montevallo, AL 35115



20240808000246620 1/6 \$175.50
Shelby Cnty Judge of Probate, AL
08/08/2024 11:07:17 AM FILED/CERT

After Recording Return To:

325 Crestview Cir

Montevallo, Alabama 35115

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On July 18, 2024 THE GRANTOR(S),

James Kitchens ("Grantor"), a single person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

Savannah Kitchens, ("Grantee") a single person, residing at 325 Crestview Cir, Montevallo, Shelby County, Alabama 35115

the following described real estate, situated in Montevallo, in the County of Shelby, State of Alabama

The legal description is: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

A transfer as part of the division of property in a divorce

Shelby County, AL 08/08/2024
State of Alabama
Deed Tax: \$138.50

Tax Parcel Number: 20220208000056620

Mail Tax Statements To:
Savannah Kitchens
325 Crestview Cir
Montevallo, Alabama 35115

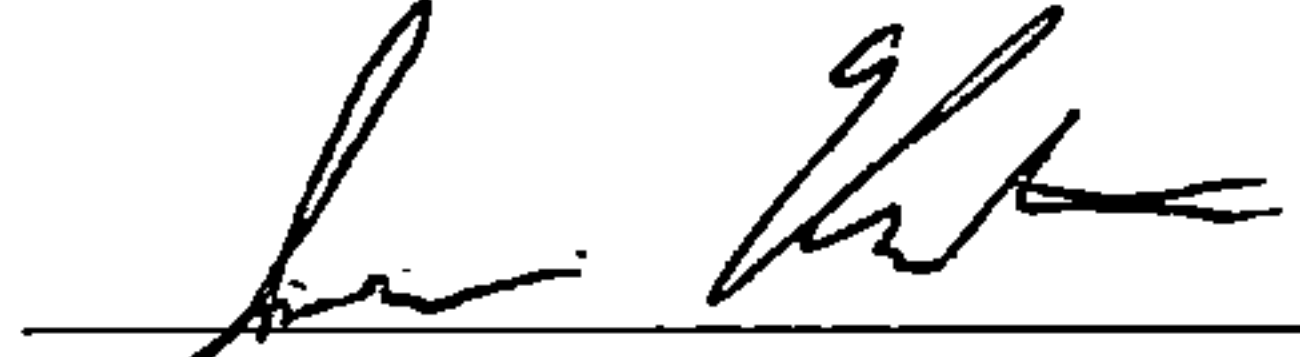


20240808000246620 2/6 \$175.50
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[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:

DATED: 7/22/24



James Kitchens
851 Morgan Street
Montevallo, Alabama, 35115



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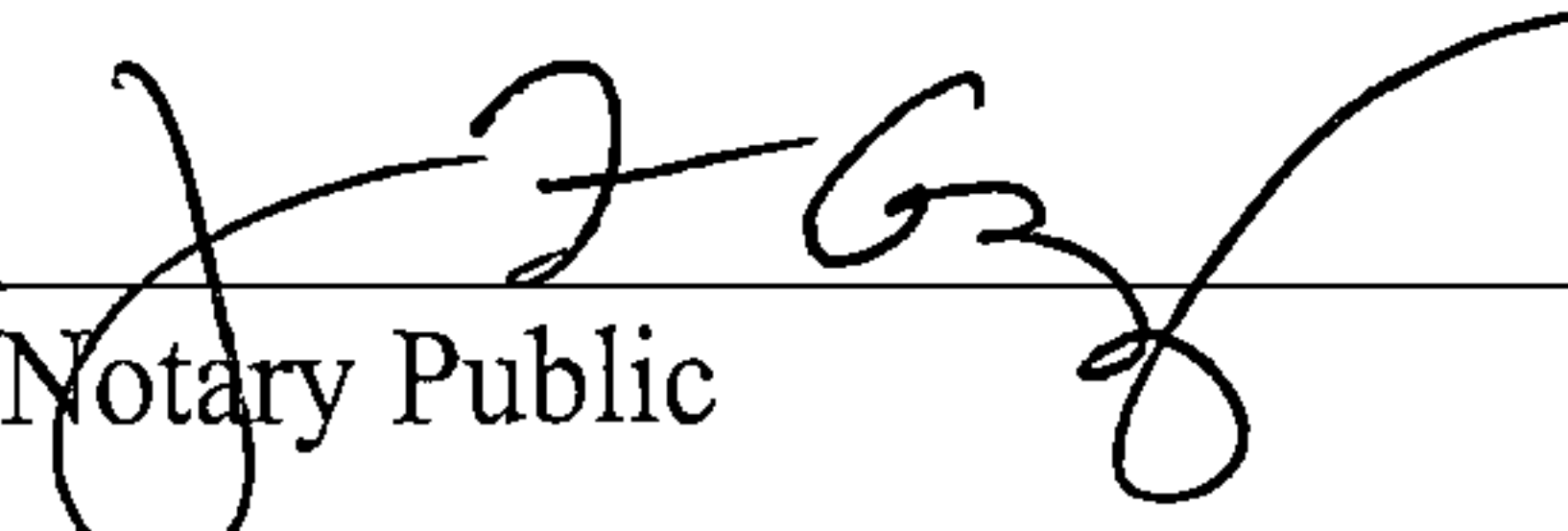


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STATE OF ALABAMA, COUNTY OF SHELBY, ss:

On this 22nd day of July, 2024, before me,
Jennifer Ford Gregory, personally appeared James Kitchens, known to me
(or satisfactorily proven) to be the persons whose names are subscribed to the within instrument
and acknowledged that they executed the same as for the purposes therein contained.

In witness whereof I hereunto set my hand and
official seal.



Notary Public

State of Alabama, County of Shelby
Title (and Rank)

My commission expires 8/15/2027

Exhibit A



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The Southwest one-half of Lot 19 and all of Lot 20, in Block 5, according to the map and plat of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name James A. Kitchers
Mailing Address 851 Morgan St
Montevallo AL 35115

Grantee's Name Savannah W. Kitchers
Mailing Address 325 Crestview Cir
Montevallo AL 35115

Property Address 325 Crestview Cir
Montevallo AL 35115

Date of Sale 7/22/24

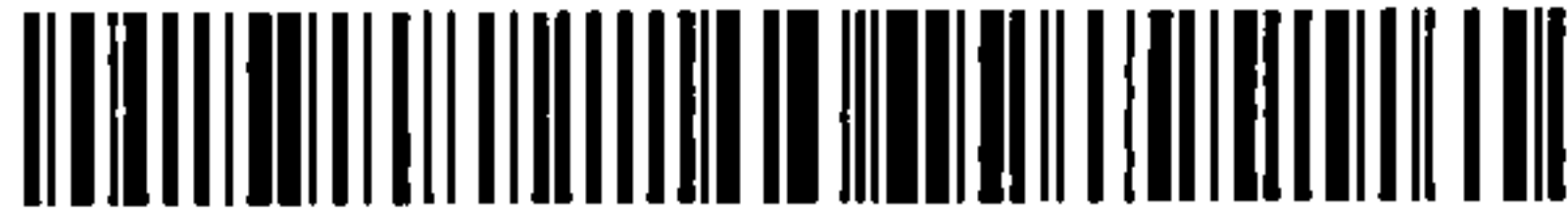
Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 276,400



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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 = \$138,200
☐ 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 8/8/24

Print James A Kitchers

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1