

This instrument prepared by:  
Gregory S. Stanley, Esq.  
STANLEY & ASSOCIATES, LLC  
201 20<sup>th</sup> Street South  
Irondale, Alabama 35210  
(205) 451-4196 – Telephone  
gregory@stanley-law.com

Please send tax notice to:  
JAMES J. LITTLE  
4805 Winnebago Dr.  
Hoover, Alabama 35244

STATE OF ALABAMA     )  
  )  
SHELBY COUNTY         )

QUITCLAIM

Know all men by these presents, that in consideration of Six Thousand Nine Hundred Four and 81/100 Dollars (\$6,904.81) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, MONARCH REALTY, LLC, an Alabama Limited Liability Company (Grantor), does hereby remise, release, and quitclaim unto JAMES J. LITTLE, a married man, (Grantee) all of my right, title, and interest WITH NO WARRANTY in and to the real estate located and situated in Shelby County, Alabama, more particularly described, to wit:

Lot 5, in Block 3, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID: 10 5 16 0 002 001.001

Commonly known as: 4805 Winnebago Drive, Birmingham, AL 35244

To have and to hold unto the said Grantee, his heirs and assigns forever.

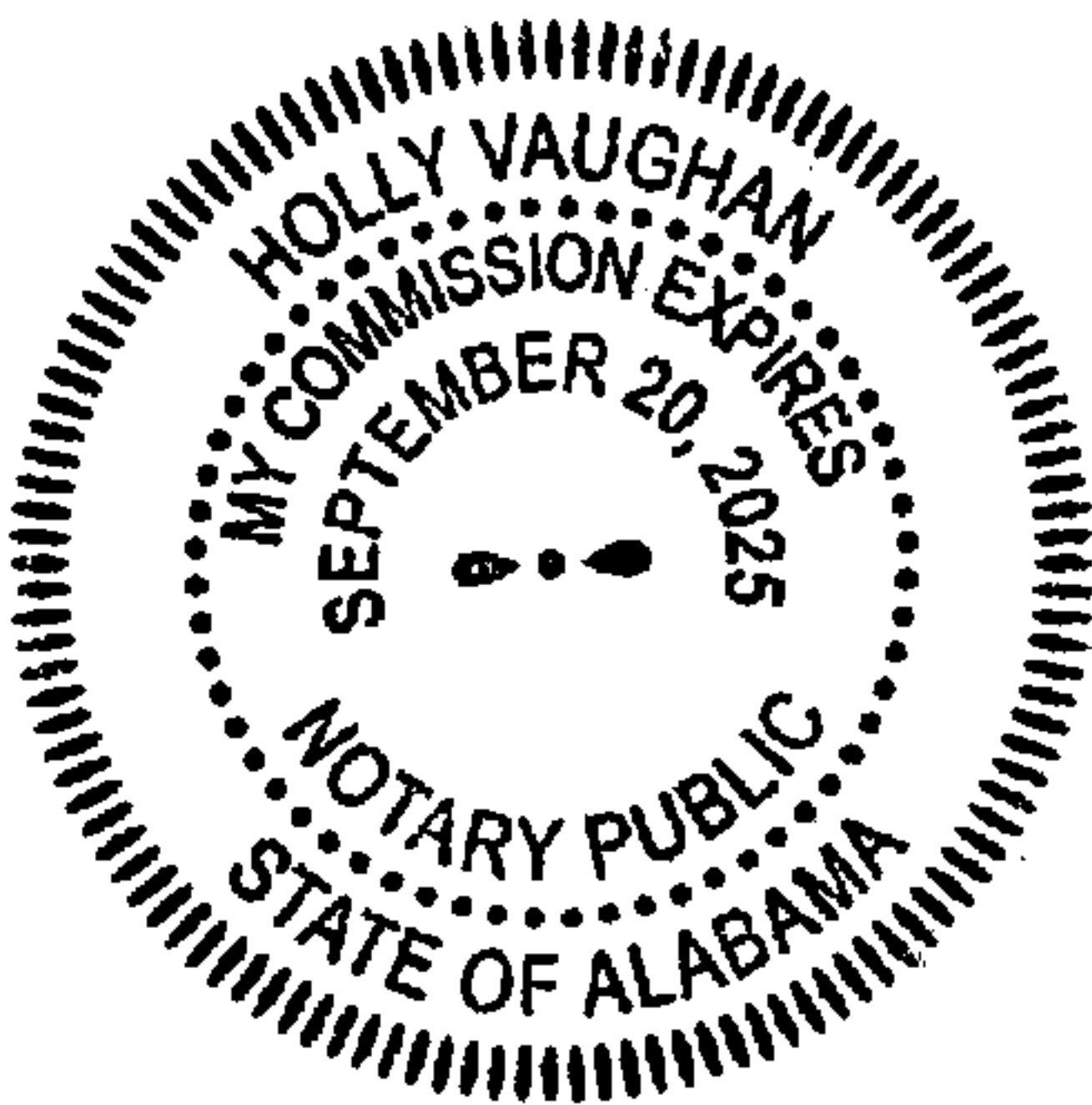
In witness whereof, I have hereunto set my hand and seal this the 15 day of August, 2024.

Kristina A. Evans  
Monarch Realty, LLC, Grantor  
By its Member, Kristina A. Evans

STATE OF ALABAMA     )  
  )  
Jefferson COUNTY     )

I, Holly Vaughan, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kristina A. Evans, whose name as Member of Monarch Realty, LLC, is signed to the foregoing, and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 15<sup>th</sup> day of August, 2024.



Holly Vaughan  
Notary Public  
My Commission Expires: 09/20/2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name MONARCH REALTY, LLC  
 Mailing Address 17 20TH ST. N  
BIRMINGHAM, AL 35203

Grantee's Name JAMES J. LITTLE  
 Mailing Address 4805 WINNEBAGO DRIVE  
BIRMINGHAM, AL 35244

Property Address 70 CUPIDS LANE  
CHELSEA, AL 35043

Date of Sale 08/15/2024  
 Total Purchase Price \$ 6,904.81

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 ☐ Appraisal  
☒ Sales Contract ☐ Other  
☐ Closing Statement

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 08/15/2024Print HOLLY VAUGHAN, STANLEY & ASSOCIATES LLC

Filed and Recorded  
 Official Public Records  
 Attested Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL (verified by)  
08/15/2024 01:16:59 PM  
\$32.00 JOANN  
20240815000255280

Sign

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

*Allen S. Boyd*