

THIS INSTRUMENT WAS PREPARED BY
Robert D. Selwyn, Esq.
Attorney at Law
PO Box 313
Dauphin Island AL 36528

Address of the Grantors:

Address of the Grantees:

585 Russett Bend Dr
Hoover AL 35244

359 Oak Leaf Circle
Hoover AL 35244

STATE OF ALABAMA)
COUNTY OF SHELBY)

QUIT CLAIM DEED

Know All Men By These Presents, That **Melissa J Sipes n/k/a Melissa J Smith**, and **Stephen P Smith**, wife and husband, hereinafter called the Grantors, for and in consideration of the sum of Ten and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by **Stephen P Smith** and **Melissa J Smith**, husband and wife, and **Paul Edward Smith**, a married man, hereinafter collectively referred to as the Grantees, do hereby remise, release, and forever quit claim unto the said Grantees, as JOINT TENANTS, with equal rights and interest for the period or term that the said Grantees shall all survive, and unto the survivors of them, as JOINT TENANTS, with equal rights and interest for the period or term that the surviving Grantees shall both survive, and unto the survivor of them, all of those certain parcels of real property situated in the State of Alabama, County of SHELBY, and more particularly described as follows, viz:;

Lot 7, according to the Survey of Russett Bend, as recorded in Map Book 11, Page 52, in the Probate Office of Shelby County, Alabama.

Commonly known as 585 Russett Bend Drive, Hoover, AL 35244.

FAIR MARKET VALUE OF INTEREST CONVEYED (1/3): \$91,600

TO HAVE AND TO HOLD the same unto the said Grantees, with survivorship as stated hereinabove, in fee simple, forever.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on this,
the 31st day of July 2024.

Melissa J Sipes n/k/a Melissa J Smith
Melissa J Sipes n/k/a Melissa J Smith

Stephen P Smith
Stephen P Smith

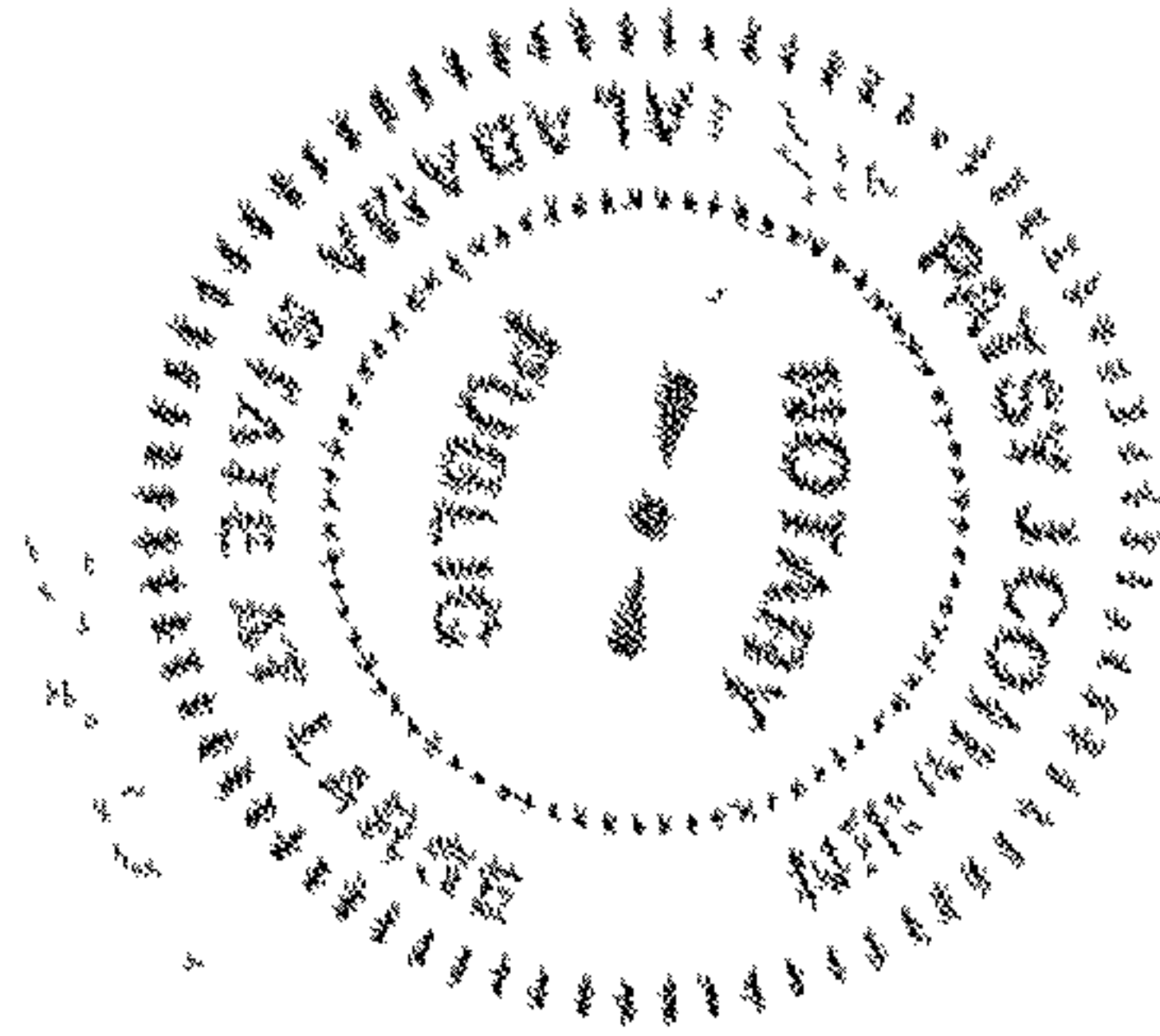
STATE OF Alabama)

COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared **Melissa J Sipes n/k/a Melissa J Smith** and **Stephen P Smith**, whose names as Grantors are signed to the foregoing conveyance, and who are known to me, who after by me being first duly sworn on oath did depose and say that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and notarial seal on this, the 31 day of July 2024.

Ruby J. Carter
Notary Public in and for the
State of Alabama
My Commission Expires:
2-21-2028



Real Estate Sales Validation

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

Grantor's Name:	Stephen P. Smith and Melissa J. Smith	Grantee's Name:	Stephen P. Smith and Melissa J. Smith and Paul Edward Smith
Mailing Address:	585 Russett Bend Drive Hoover, AL 35244	Mailing Address:	359 Oak Leaf Circle Hoover, AL 35244
Property Address:	585 Russett Bend Drive Hoover, AL 35244	Date of Sale:	July 31, 2024
		Total Purchase Price:	
		or	
		Actual Value:	
		or	
File Number:	AM-SMITH-STEPHEN	Assessor's Market Value:	1/3 Interest = \$91,600

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: <u>Assessment Card</u>
<input type="checkbox"/> 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:	<u>7/31/2024</u>	Print:	<u>Nations Direct Title Agency of Alabama, LLC</u>
<input type="checkbox"/> Unattested	<u></u> (verified by)	Sign:	<u></u>
			Settlement Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/20/2024 03:34:18 PM
\$122.00 BRITTANI
20240820000260540

Allen S. Bezel