



20240830000272210 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
08/30/2024 03:36:08 PM FILED/CERT

STATE OF ALABAMA)
 :
SHELBY COUNTY)

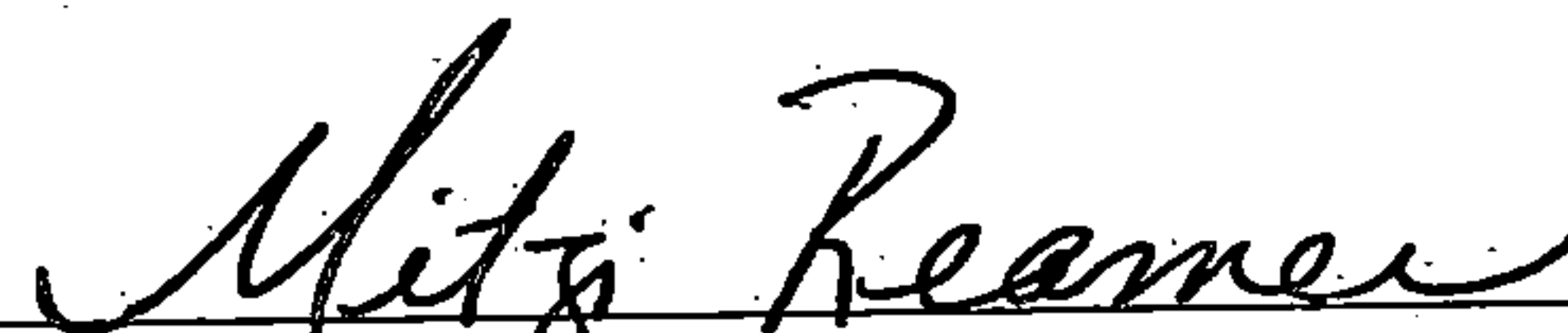
QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Mitzi Reamer**, an unmarried woman ("Grantor"), hereby remises, releases, and quitclaims unto **John G. Reamer, Jr.** ("Grantee") all of Grantor's right, title, interest and claim in or to the real estate situated in Shelby County, Alabama, described as follows:

Lot 13, Block 2, according to the Survey of Summer Place 2nd Sector as recorded in Map Book 17, Page 132 in the Probate Office of Shelby County, Alabama. Section 23 Township 19 South Range 2 West.

TO HAVE AND TO HOLD to said Grantee and his successors and assigns forever.

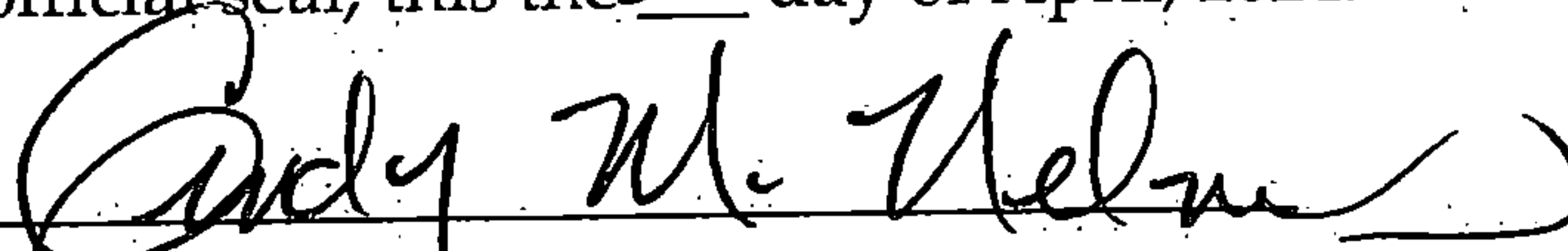
IN WITNESS WHEREOF, Grantor has hereunto caused this instrument to be executed under seal effective as of 20th day of August, 2024.


MITZI REAMER

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

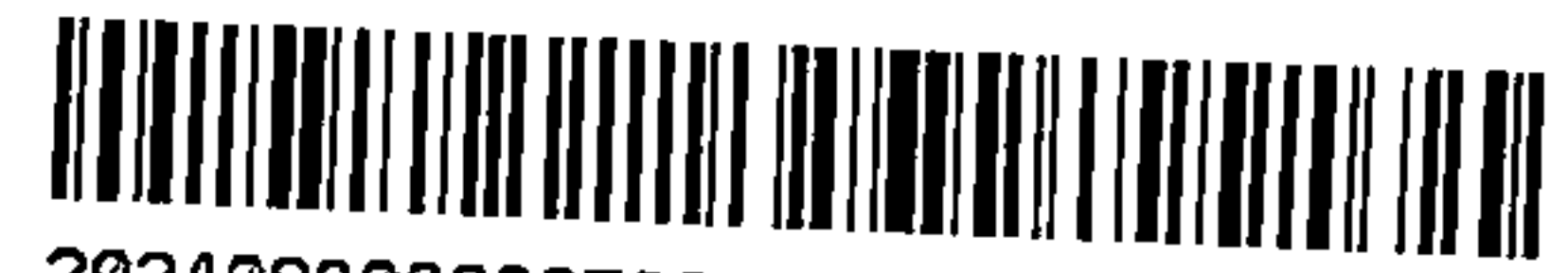
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitzi Reamer, an unmarried woman, whose is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20 day of August, 2024.


Notary Public
My Commission Expires: 2-4-25

[NOTARIAL SEAL]





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This Instrument Prepared by:

Martin W. Evans

EVANS & EVANS LAWYERS, LLC

Renasant Place, Suite 540

2001 Park Place North

Birmingham, Alabama 35203

Phone: 205.545-8085

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF
THE PROPERTY DESCRIBED HEREIN OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION

Send Tax Notice to:

John G. Reamer, Jr.

96 Spring Road

Birmingham, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name MITEI REAMER
Mailing Address 100 WEST OXMOOR RD
BIRMINGHAM AL
35209

Grantee's Name JOHN G. REAMER
Mailing Address 96 SPRING RD
BIRMINGHAM AL
35242

Property Address 96 SPRING RD
BIRMINGHAM AL
35242

Date of Sale AUGUST 20, 2024
Total Purchase Price \$ 0

or
Actual Value \$

or
Assessor's Market Value \$ 549,000

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 CLEAR TITLE

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

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 8-30-2024

Print JOHN G. REAMER JR

Unattested

(verified by)

Sign

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

Form RT-1

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