

THIS INSTRUMENT PREPARED BY:
Jacquelyn Grant Jones, Esq.
2107- 5th Avenue North
Suite 301
Birmingham, AL 35203

SEND TAX NOTICE TO:
Michael Callens
4112 Bent River Lane
Vestavia, Alabama 35216

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

20240906000278260 1/2 \$35.00
Shelby Cnty Judge of Probate, AL
09/06/2024 02:24:49 PM FILED/CERT

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ten Thousand Dollar and No Cents (\$10,000.00)** and for all other valuable consideration to the undersigned Grantor or Grantors (whether one or more), in hand paid by the Grantee(s) herein, the receipt thereof is hereby acknowledged, the undersigned, **DONALD D. GAUT** a single man, (hereinafter called Grantor, whether one or more), hereby remises, release, quit claim grant, bargain, sell and convey unto, **MICHAEL W. CALLENS**, a married man (hereinafter called the Grantees), all his rights, title, and claim in or to the following described real estate, situated, in Shelby County, Alabama, to-wit:

**Lots 1 and 2, Block 148, According to J.H. Dunstan's Map of Calera, Alabama,
Situated in Shelby County, Alabama**

Subject to:

1. Existing covenants, building lines, limitations, current taxes, set-back lines, and rights-of-way, if any, of record.
2. Ad valorem taxes due for the current tax years.
3. All lien, mortgages and encumbrances, easements, exceptions, reservations and restrictions of record, if any.

****NOTE: The preparation of this document does not constitute an examination of title survey as to the property described herein, and the preparation of this document by said attorney is not to be construed as an examination of title of survey.***

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 16 day of August, 2024.

Donald D. Gaut, Grantor

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jackie Dimbo, a Notary Public in and for said County, in said State, hereby certify **DONALD D. GAUT** 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16 day of August, 2024.

Shelby County, AL 09/06/2024
State of Alabama
Deed Tax: \$10.00

NOTARY PUBLIC JACKIE DIMBO
My commission expires August 30, 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 Donald GAUT
Mailing Address 505 6th AV
Calera AL
35040

Grantee's Name Michael CALLENS
Mailing Address 4112 BENT RIVER LANE
VESTAVIA AL 35216

Property Address 505 6th AV
Calera AL
35040

Date of Sale _____
Total Purchase Price \$ 10,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 9-6-24

Unattested

(verified by)

Print Michael CALLENS

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1