

20240930000305010
09/30/2024 02:10:09 PM
QCDEED 1/4

****DEED ONLY TO CLEAR TITLE****

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT TAKEYAH JONESE DOZIER, who acquired title as TAKEYAH DOZIER-HICKS, an unmarried woman (herein, "Grantor"), whose address is 100 Grove Circle, Alabaster, AL 35007, 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, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to TAKEYAH JONESE DOZIER, an unmarried woman (herein, "Grantee"), whose address is 100 Grove Circle, Alabaster, AL 35007, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 100 Grove Circle, Alabaster, AL 35007

SOURCE OF TITLE: Instrument Number 20120629000230500

PROPERTY ID: 238270000002045

REAL PROPERTY TAX: \$ **\$1,366.20** due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property constitutes the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 23rd day of August, 2024.

GRANTOR:



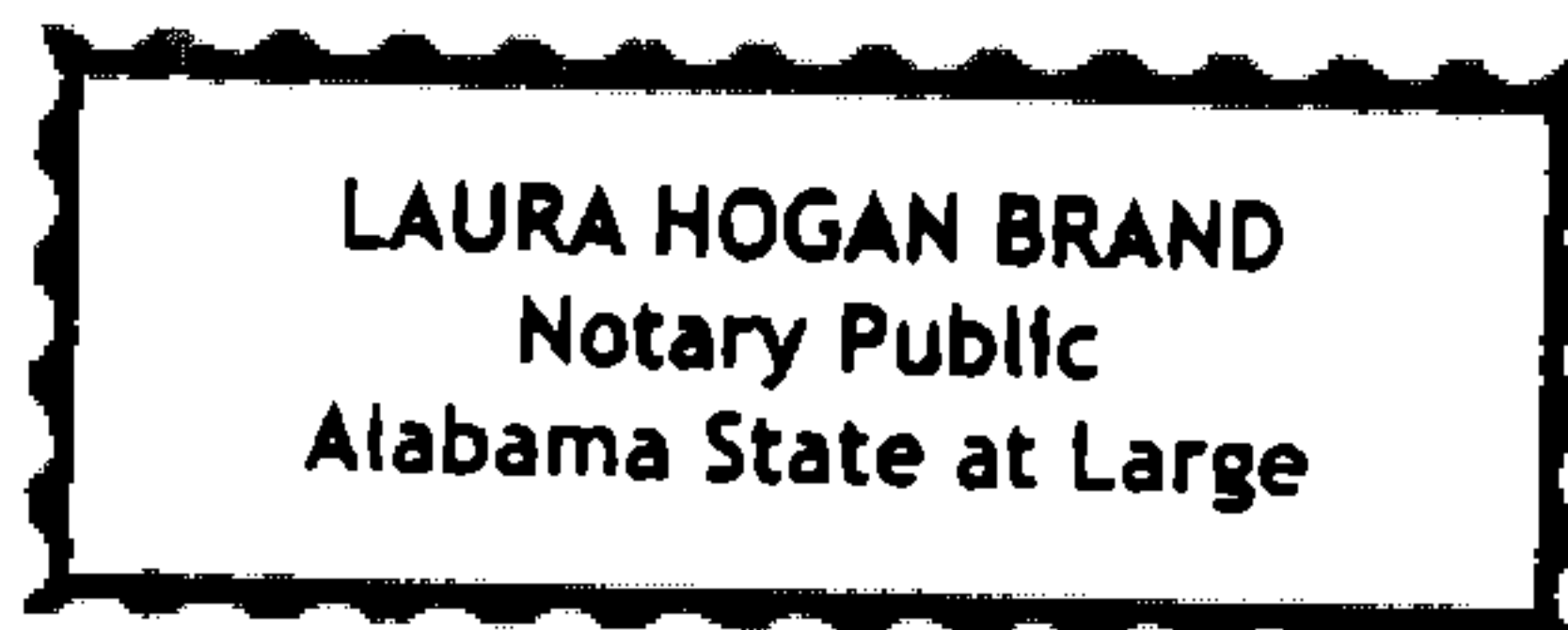
TAKEYAH JONESE DOZIER, (SEAL)
who acquired title as TAKEYAH DOZIER-HICKS

STATE OF Alabama
COUNTY OF St. Clair

I, Laura Hogan Brand, the undersigned Notary Public in and for said State and County, hereby certify that TAKEYAH JONESE DOZIER, who acquired title as TAKEYAH DOZIER-HICKS, an unmarried woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of August, 2024.

[Affix Notary Seal]





SIGNATURE OF NOTARY PUBLIC
My commission expires: 12.8.2027

My Commission Expires
December 8, 2027

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

JENNIFER DELLINDIA
ACRISURE NATIONAL LENDER SERVICES
125 COURT STREET
BAY ST. LOUIS, MS 39520

The Grantee's address is:

TAKEYAH JONESE DOZIER
100 GROVE CIRCLE
ALABASTER, AL 35007

EXHIBIT A

[Legal Description]

The following described property in the County of Shelby, State of Alabama, to-wit:

Lot 76, according to the Map and Survey of Park Forest, Sector 7, as recorded in Map Book 19, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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

Grantor's Name TAKEYAH JONESE DOZIER,
 Mailing Address wata TAKEYAH DOZIER-HICKS
100 Grove Circle
Alabaster, AL 35007

Grantee's Name TAKEYAH JONESE DOZIER
 Mailing Address 100 Grove Circle
Alabaster, AL 35007

Property Address 100 Grove Circle
Alabaster, AL 35007

Date of Sale 08/23/2024

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ \$252,960******DEED ONLY TO CLEAR TITLE****

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/30/2024 02:10:09 PM
 \$32.00 JOANN
 20240930000305010

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 REVENUE COMMISSIONER'S SITE☐ 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 8/23/24Print Takeyah Jones Dozier

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1