

This document prepared by:
Amy R. Milling
310 Canyon Park Drive
Pelham, AL 35124

(Description furnished by Grantor. No survey examined and no title examination made by this attorney)
Source of Title: 20211124000564000, recorded 11/24/2021, Judge of Probate, Shelby County, Alabama.

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20241022000330140 1/3 \$282.00
Shelby Cnty Judge of Probate, AL
10/22/2024 08:59:48 AM FILED/CERT

KNOW ALL MEN BY THERE PRESENTS, that, in consideration of the sum of Ten (\$10.00) Dollars, cash in hand paid, love and affection, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, **Johnny A. Busby** and wife, **Pamela M. Busby**, hereinafter referred to as GRANTORS, do hereby grant, bargain, sell, convey unto, **Scott A. Busby**, a married man, hereinafter referred to as GRANTEE, and reserving unto, the GRANTORS, **Johnny A. Busby** and **Pamela M. Busby**, a life estate, in the following described property situated in Shelby County, Alabama, to-wit:

Lot 4 and 5 according to the RESUBDIVISION of BUSBY FAMILY SUBDIVISION, as recorded in Map Book 55, page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current Taxes; (2) Easements and Restrictions of Record.

Resubdivision of Busby Family Subdivision was prepared by SMW Engineering Group, Inc., on 10/26/21.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful

claims of all persons.

20241022000330140 2/3 \$282.00
Shelby Cnty Judge of Probate, AL
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IN WITNESS WHEREOF, we have hereunto set our hand and seals on this 1st day
of Oct., 2024.

Johnson A. Busby (L.S.)
Johnny A. Busby

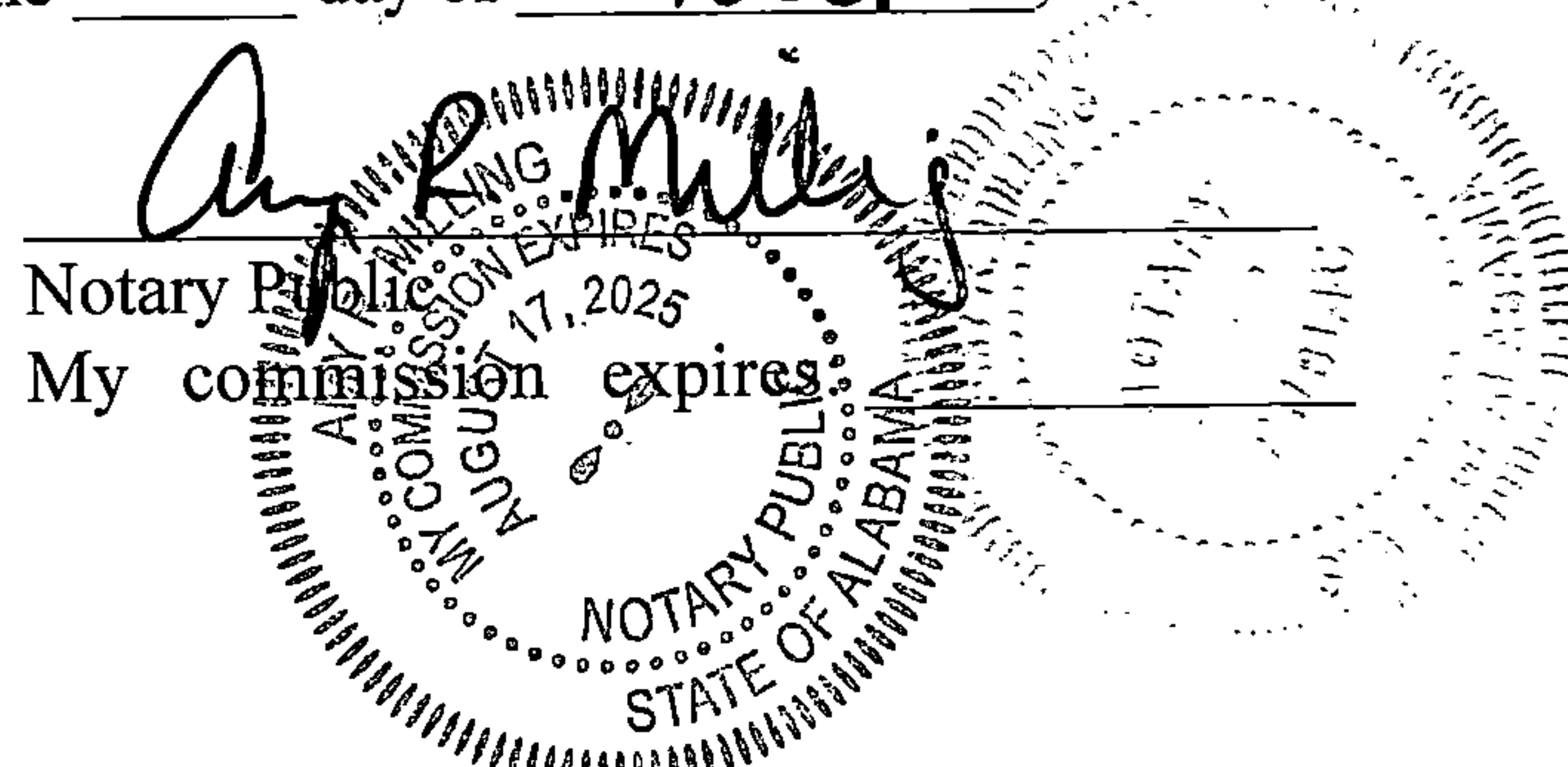
Pamela M. Busby (L.S.)
Pamela M. Busby

STATE OF ALABAMA)
SHELBY COUNTY)

I the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Johnny A. Busby** and wife, **Pamela M. Busby**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of October, 2024.

Send tax notices to:
Johnny A. Busby
1010 Hwy 361
Pelham, AL 35124



Real Estate Sales Validation Form

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

Grantor's Name Johnny A. Busby & Pamela M. Busby
Mailing Address 1010 Hwy 361
Pelham, AL 35124

Grantee's Name Scott A. Busby, with Life Estate to Johnny A. Busby & Pamela M. Busby
Mailing Address 1010 Hwy 361
Pelham, AL 35124

Property Address 1010 Hwy 361
Lot 4&5 of Resubdivision of Busby Family Subdivision
Pelham, AL 35124



20241022000330140 3/3 \$282.00
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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 Tax Statement 2024

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 Oct 21, 2024

Print Pamela Mitchell Busby

Unattested
(verified by)

Sign Pamela Mitchell Busby
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1