

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF
CURRENT TITLE OPINION OR SURVEY

PREPARED BY:

Sera E. Harrison, Esq.
The Harrison Law Firm, LLC
4958 Valleydale Rd. Ste 250
Birmingham, Alabama 35243

20241120000360180
11/20/2024 11:40:57 AM
QCDEED 1/3

SEND TAX NOTICE TO:

Arthur W. & Victoria Miller
5439 Dover Cliff Cir.
Birmingham, Alabama 35242

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENT, that in consideration of Ten and 00/100 Dollars (\$10.00) in hand paid by the GRANTEES to the GRANTOR, the receipt of which is acknowledged, the undersigned, **ARTHUR W. MILLER AND VICTORIA MILLER** a married couple, (herein referred to as "GRANTORS"), hereby remises, releases, quitclaims, grants, sells and conveys to **ARTHUR W. MILLER, VICTORIA MILLER, ARTHUR WILLIAM MILLER III AND ANDREW MICHAEL MILLER** (herein referred to as "GRANTEES"), as joint tenants, with right of survivorship, all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Parcel Number: 10-1-12-0-008-080.000

LOT 80 ACCORDING TO THE MAP AND SURVERY OF MEADOWBROOK 12TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE COURT OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED

Subject to: (1) all mineral and mining rights not owned by the Grantors; and
(2) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns forever.

Given under my hand and seal, this the 20th day of November, 2024.

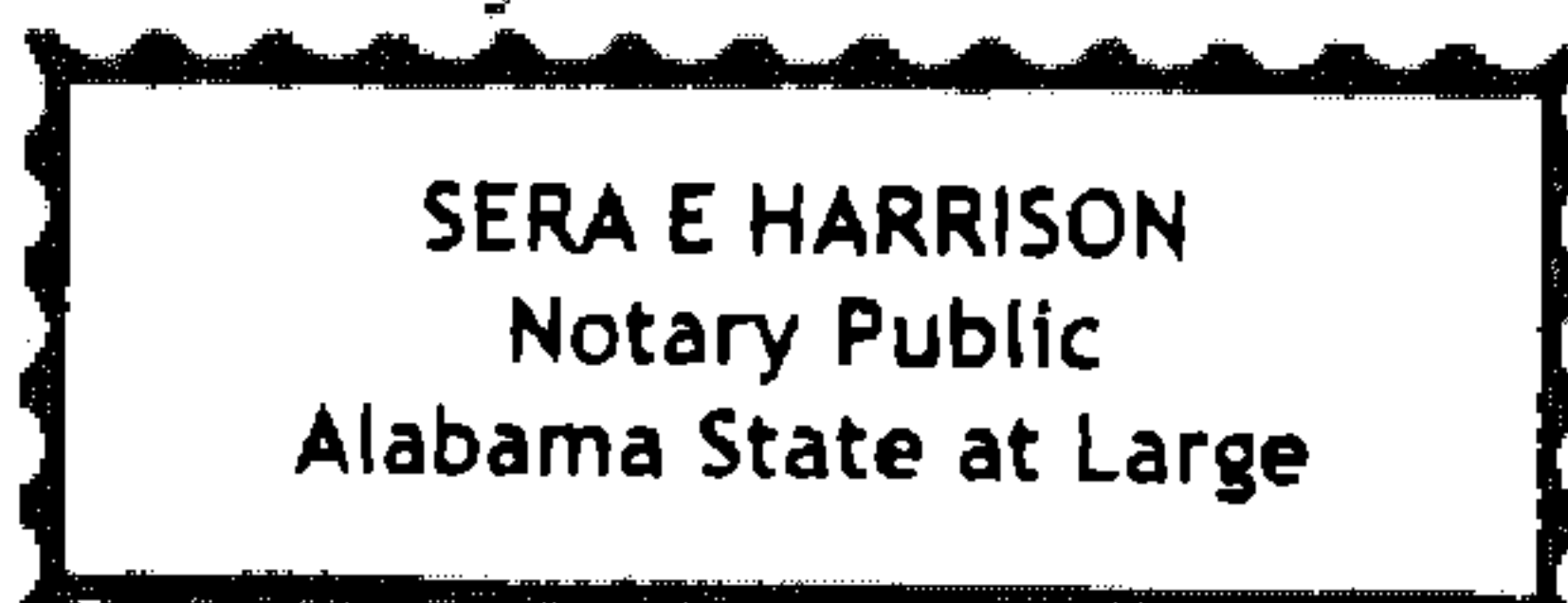
Arthur W. Miller
ARTHUR W. MILLER (Grantor)

Victoria Miller
VICTORIA MILLER (Grantor)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ARTHUR W. MILLER AND VICTORIA MILLER**, whose names are 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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of November, 2024.



[Signature]
Notary Public
My Commission Expires: 6-26-27

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

Grantor's Name Arthur and Victoria Miller
 Mailing Address 5439 Dover Cliff Cir
Birmingham, AL 35242

Grantee's Name Arthur and Victoria Miller
 Mailing Address 5439 Dover Cliff Cir
Birmingham, AL 35242

Property Address 5439 Dover Cliff Cir
Birmingham, AL 35242

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 348,500⁰⁰

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 Property Tax Assessment 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 11/20/24

Unattested

(verified by)

Print

Sign

Arthur W Miller Jr.
Arthur W. Miller Jr.

(Grantor/Grantee/Owner/Agent) circle one

Victoria P. Miller
Victoria Miller

Form RT-1



DON ARMSTRONG, ACTA
PROPERTY TAX COMMISSIONER

P.O. BOX 1269
COLUMBIANA, ALABAMA 35051
TELEPHONE: 205-670-6900
FAX: 205-670-6915

JACOB TIDMORE
PROPERTY TAX ADMINISTRATOR

DON MILES
CHIEF APPRAISER
CINDY CRABB
PERSONAL PROPERTY
SUPERVISOR
PAULA PORTER
COLLECTION/
ASSESSMENT SUPERVISOR
ROBERT PRESLEY
MAPPING SERVICES SUPERVISOR
JORDAN HADAWAY
IT/AUDITOR SUPERVISOR

Printed on: 11/19/2024

2024 ASSESSMENT STATEMENT

Owner

MILLER ARTHUR W & VICTORIA

Mailing Address

5439 DOVER CLIFF CIR
BIRMINGHAM AL 35242

PARCEL INFORMATION

Parcel Number	10 1 12 0 008 080.000
Receipt Number	27218
Account Number	11003100
Tax Year	2024
Tax & Cost	\$1,292.25
Escaped Taxes Due	\$0.00
Amount Paid	\$0.00
Total Due	\$1,292.25
Due Date	10/01/2024

ASSESSMENT INFORMATION

Location	5439 DOVER CLIFF CIR BIRMINGHAM AL 35242
Neighborhood	01 MEADOWBROOK/ VALLEYDALE R-2
Subdivision	MEADOW BROOK 12TH SECTOR
Lot	80
Block	000
Property Class	03
Acreage	0.000
Exempt Code	10Y
Municipality	01 - COUNTY
School District	2
Disability Code	
Over 65 Code	X



VALUATION SUMMARY

Improvement Value	Land Value	Market Value	Appraised Value	Assessed Value
\$243,500	\$105,000	\$348,500	\$348,500	\$34,860

TAX BREAKDOWN

Millage Type	Municipality	Assessed Value	Millage Rate	Tax	Tax Exemption	Total Tax
STATE	01 - COUNTY	\$34,860	6.50	\$226.59	\$226.59	\$0.00
COUNTY	01 - COUNTY	\$34,860	7.50	\$261.45	\$15.00	\$246.45
SCHOOL	01 - COUNTY	\$34,860	16.00	\$557.76	\$0.00	\$557.76
DIST SCHOOL	01 - COUNTY	\$34,860	14.00	\$488.04	\$0.00	\$488.04
FOREST	01 - COUNTY	\$0	0.00	\$0.00	\$0.00	\$0.00
TAX TOTAL				\$1,533.84	\$241.59	\$1,292.25

Current Due	\$1,292.25
Fees	\$0.00
Payments	\$0.00
Back Taxes	\$0.00

TOTAL DUE	\$1,292.25
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Due Date	10/01/2024
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/20/2024 11:40:57 AM
\$378.50 JOANN
20241120000360180

Allen S. Beyle