


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: 20030923000640140,
recorded 09/23/2003, Judge of Probate,
Shelby County, Alabama.

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20241204000373200 1/3 \$291.00
Shelby Cnty Judge of Probate, AL
12/04/2024 09:09:02 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, I, **Alice R. Amrine**, hereinafter referred to as GRANTOR, do hereby grant, bargain, sell, convey unto, **Michael Ryan Amrine**, a married man, hereinafter referred to as GRANTEE, and reserving unto, the GRANTOR, **Alice R. Amrine**, a life estate, in the following described property situated in Shelby County, Alabama, to-wit:


Lot 419, according to the Survey of Final Plat of Stage Coach Trace, Sector 4, as recorded in Map Book 30, page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: all easements, restrictions, rights of way and covenants of record; and current taxes.

SUBJECT TO: a mortgage with Rocket Mortgage \$96,000.

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

IN WITNESS WHEREOF, we have hereunto set my hand and seals on this the 3 day of December, 2024.



Alice R. Amrine

Shelby County, AL 12/04/2024
State of Alabama
Deed Tax: \$263.00

STATE OF ALABAMA)
SHELBY COUNTY)

20241204000373200 2/3 \$291.00
Shelby Cnty Judge of Probate, AL
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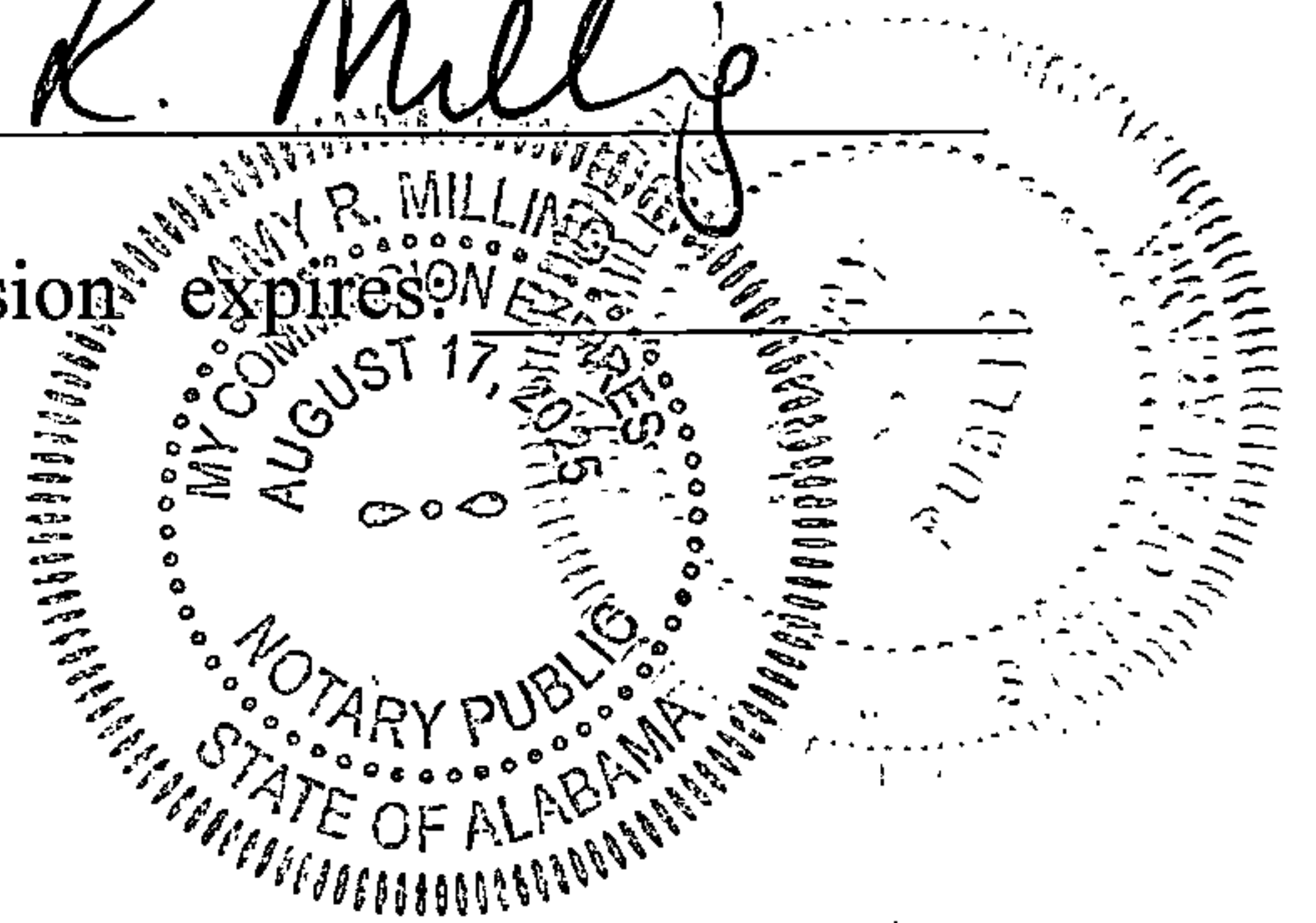
I, the undersigned, a Notary Public in and for the State of Alabama at Large, do hereby certify that **Alice R. Amrine**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 3 day of December, 2024.

Amy R. Millie
Notary Public

My commission expires

Send tax notices to:
Alice R. Amrine
122 Horseshoe Cir
Alabaster, AL 35007



Real Estate Sales Validation Form

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

Grantor's Name Alice R. Amrine
Mailing Address 122 Horseshoe Cir
Alabaster, AL 35007

Grantee's Name Michael Ryan Amrine
Mailing Address with a life estate to Alice R. Amrine
122 Horseshoe Cir
Alabaster, AL 35007

Property Address 122 Horseshoe Cir
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ \$263,000



20241204000373200 3/3 \$291.00
Shelby Cnty Judge of Probate, AL
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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

☐ Appraisal

☐ Sales Contract

☒ Other Tax Assessor

☐ Closing 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 12/3/24

Print

ALICE A MRINE

Sign

Alice R Amrine

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1