

AFTER RECORDING RETURN TO:

Vylla Title, LLC  
6200 Tennyson Pkwy, Suite 110  
Plano, TX 75024  
File No. 101-10663992

MAIL TAX STATEMENTS TO:

JUSTIN PETERSEN and MARGARITA MARIE MILLER  
744 Camp Branch Circle  
Alabaster, AL 35007

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 22-2-09-0-000-010-007

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 19 day of December, 2024 by and between **JUSTIN PETERSEN, a married man, joined in execution by his spouse, MARGARITA MARIE MILLER**, residing at 744 Camp Branch Circle, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **JUSTIN PETERSEN and MARGARITA MARIE MILLER, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 744 Camp Branch Circle, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 744 Camp Branch Circle, Alabaster, AL 35007

Prior instrument reference: Instrument Number: 20130703000272330, Recorded: 07/03/2013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 19 day of December, 2024.

  
JUSTIN PETERSEN

  
MARGARITA MARIE MILLER

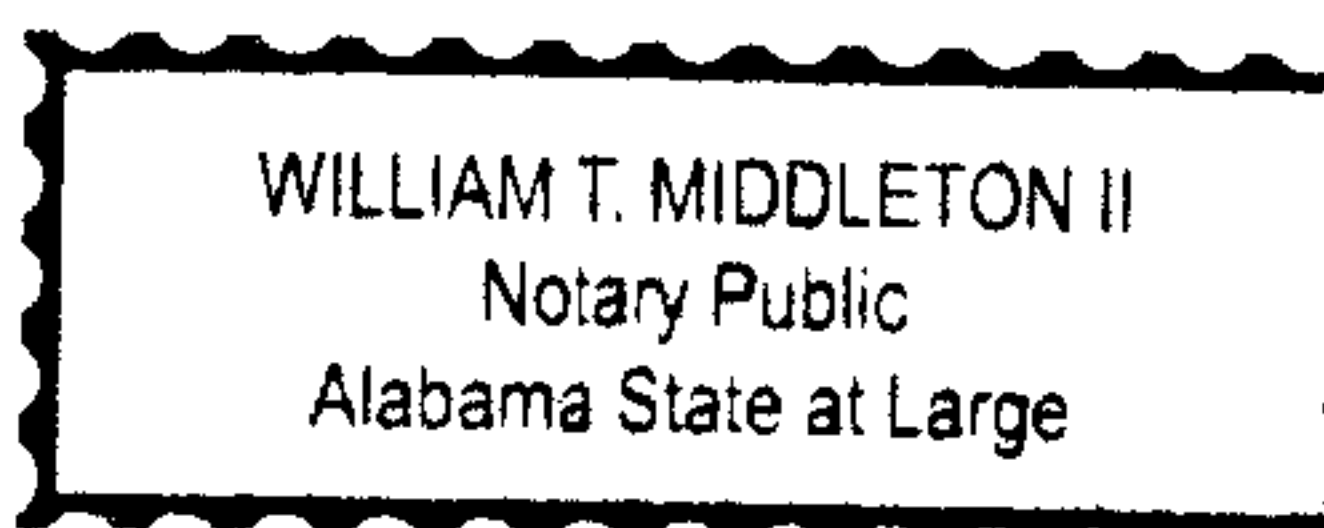
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **JUSTIN PETERSEN** and **MARGARITA MARIE MILLER** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 19 day of December, 2024.

  
NOTARY PUBLIC  
William T. Middleton II

My commission expires: 7/1/2028



**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

Commence at the SW corner of the SW 1/4 of the SE ¼ of Section 9. Township 21 South, Range 2 West and run easterly along the south boundary line of said section 9 a distance of 651.4 feet to an iron marker; thence turn an angle of 90 degrees-00' to the left and run northerly a distance of 200' to an iron marker, thence turn an angle of 29 degrees-44' to the right and run northeasterly a distance of 180.0' to an iron marker, the point of beginning, thence continue along the last described course a distance of 155.0' to an iron marker, thence turn an angle of 113 degrees - 40' to the left and run northwesterly a distance of 288.4' to an iron set on the east side of Camp Branch Circle; thence left 104 degrees - 51' along the chord of a curve to the left of said road a distance of 158.3 feet to an iron marker, thence run southeasterly a distance of 260.00 feet to the point of beginning.

Parcel ID Number: 22-2-09-0-000-010-007

Property commonly known as: 744 Camp Branch Circle, Alabaster, AL 35007

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

JUSTIN PETERSEN and MARGARITA MARIE MILLER

JUSTIN PETERSEN and MARGARITA MARIE MILLER

Grantor's Name \_\_\_\_\_  
 Mailing Address 744 Camp Branch Circle  
Alabaster, AL 35007

Grantee's Name \_\_\_\_\_  
 Mailing Address 744 Camp Branch Circle  
Alabaster, AL 35007

Property Address 744 Camp Branch Circle  
Alabaster, AL 35007

Date of Sale 12-19-2024  
 Total Purchase Price \$ 1.00

or  
 Actual Value \$ \_\_\_\_\_

or  
 Assessor's Market Value \$ **\$188,440**

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 \_\_\_\_\_

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 12/19/2024

Print Justin Petersen / Margarita Marie Miller

Filed and Recorded  
 Official Public Records

Judge of Probate, Shelby County, Alabama, County  
 Clerk (verified by)

Sign

Margarita Marie Miller  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Shelby County, AL  
 01/06/2025 03:32:28 PM  
 \$219.50 JOANN  
 20250106000006840

*Allen S. Bayl*

