

File No: 2002538659

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
Steven W. Austin
517 11th St NW, Alabaster, AL 35007

Record and Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

Parcel Number: 137353001003023

QUITCLAIM DEED

Beverly S. Austin, unmarried, whose mailing address is 1107 Hillsboro Ln, Helena, AL 35080, and **Steven W. Austin**, unmarried, whose mailing address is 517 11th St NW, Alabaster, AL 35007 ("Grantor"), a formerly married couple who are now divorced pursuant to the Final Judgment of Divorce filed in the Circuit Court of Shelby County, Alabama, Case No DF-2015-900343.00, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Steven W. Austin**, unmarried, ("Grantee"), whose tax mailing address is 517 11th St NW, Alabaster, AL 35007, with quitclaim covenants, the following described real estate in Shelby County, Alabama:

LOT 8, IN BLOCK 2, ACCORDING TO THE SURVEY OF HAMLET, 2ND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Assessor's Parcel No: 137353001003023

Property Address is: 517 11th St NW, Alabaster, AL 35007

Prior deed recorded at Deed Instrument No. 20090929000370550

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on Jan. 07, 2025:

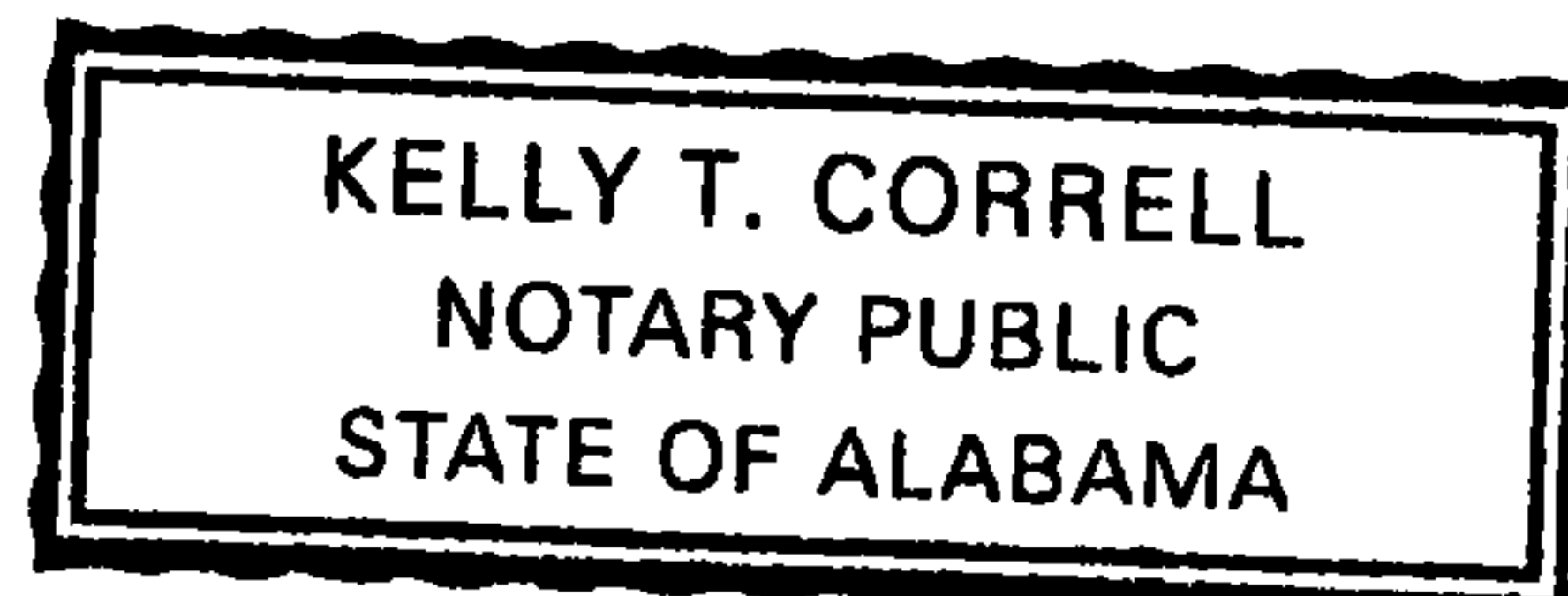
Beverly S. Austin
Beverly S. Austin

STATE OF AL
COUNTY OF Shelby
Kelly T. Correll

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Beverly S. Austin**, personally known to me or has produced D.L. as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 07 day of Jan., 2025.

Kelly T. Correll
Notary Public
9-9-28 My Commission
Expires
MD



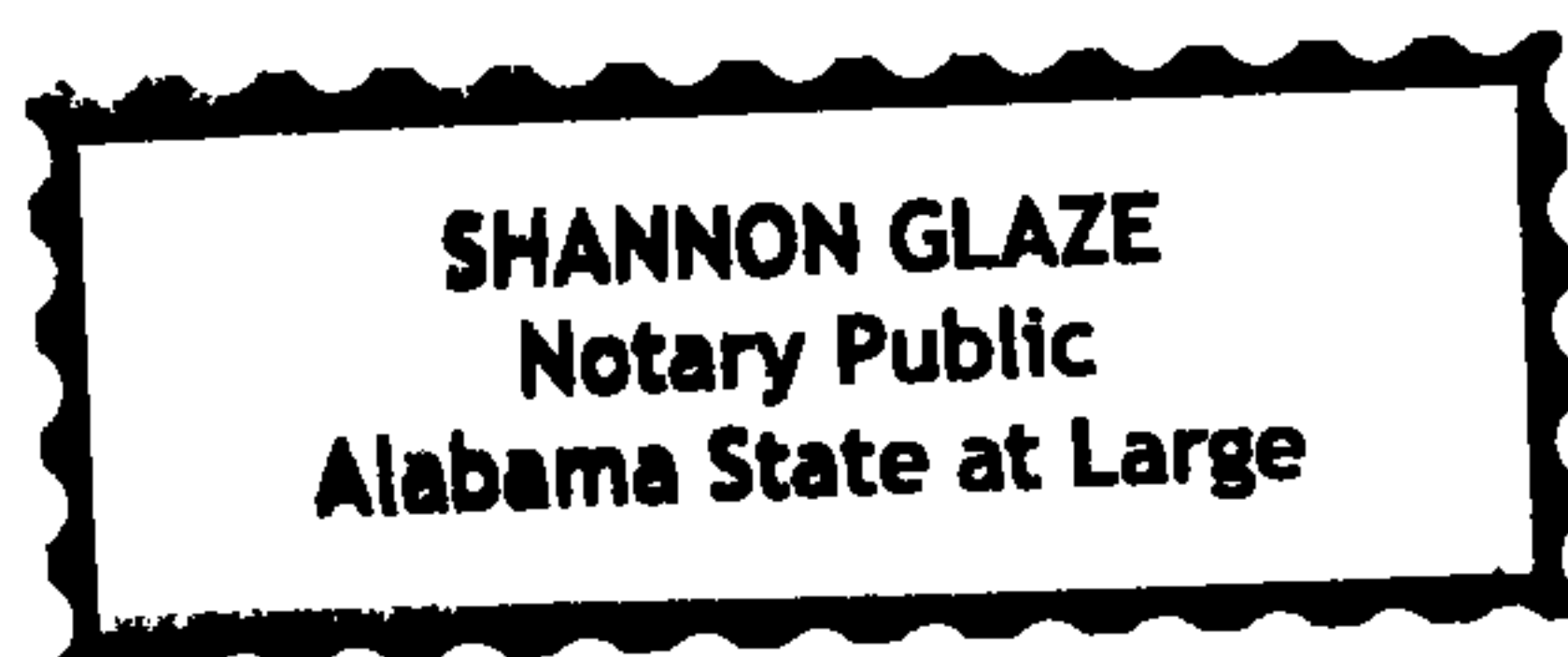
Executed by the undersigned on 15 January, 2025:

Steven W. Austin
Steven W. Austin

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Steven W. Austin**, personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15 day of January, 2025.



Shannon Glaze
Notary Public

My Commission Expires: 11/3/2028
ND

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name Beverly S. Austin and Steven W. AustinMailing Address 1107 Hillsboro Ln
Helena, AL 35080Property Address 517 11th St NW
Alabaster, AL 35007Grantee's Name Steven W. AustinMailing Address 517 11th St NW
Alabaster, AL 35007

Date of Sale 1/7/25

Total Purchase Price 1.00

or

Actual Value \$

or 230,900.00

Assessor's Market Value ~~\$203,900.00~~ NO

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: Divorce – Shelby County Case No DR-2015-900343.00
– Deed tax paid on 1/2 market value

NO \$115,450 as

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 veyed if available.

Date of Sale - the date on which interest to the property veyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, Alvin S. Byrd
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 1.15.25

Unattested

Shannon Glaze
(verified by)

Print STEVEN W. AUSTIN

Sign Steven W. Austin
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1