

This instrument was prepared by:
MASSEY STOTSER & NICHOLS, P. C.
1780 Gadsden Hwy
Birmingham, AL 35235

Send tax notice to:
David Mackay
136 Doug Hill Road
Landrum, SC 29356

QUIT CLAIM DEED

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTORS; NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN. THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in valuable consideration of the sum of Ten and no/100 Dollars (\$10.00) to the undersigned Grantor, Rhonda Hammer, an unmarried woman and David Mackay, an unmarried man, the receipt whereof is acknowledged, hereby remises, releases, quitclaims, grants and conveys to:

David Mackay

(hereinafter called Grantee), all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to wit:

1229 Lake Point Vis. Birmingham, AL 35244

Lot 2044, according to the Map of Lake Point Estates – 1st Addition, as recorded in Map Book 17, Page 14, in the Probate Office of Shelby County, Alabama.

PID# 11-7-35-0-001-012.046

SUBJECT TO: CURRENT TAXES, EASEMENTS, RESTRICTIONS, BUILDING LINES, MINERAL AND MINING RIGHTS AND RIGHTS OF WAY OF RECORD.

This conveyance is made pursuant to Case No. 58-CV-2023-900436.00 filed in the Circuit Court of Shelby County, Alabama, and the Agreement filed therein, whereby Susan Lather shall be paid \$34,811.00, and all outstanding mortgage indebtedness shall be paid, upon sale or conveyance of the property.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands and seals, this 5 day of Feb, 2025.


RHONDA HAMMER


DAVID MACKAY

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Rhonda Hammer**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.

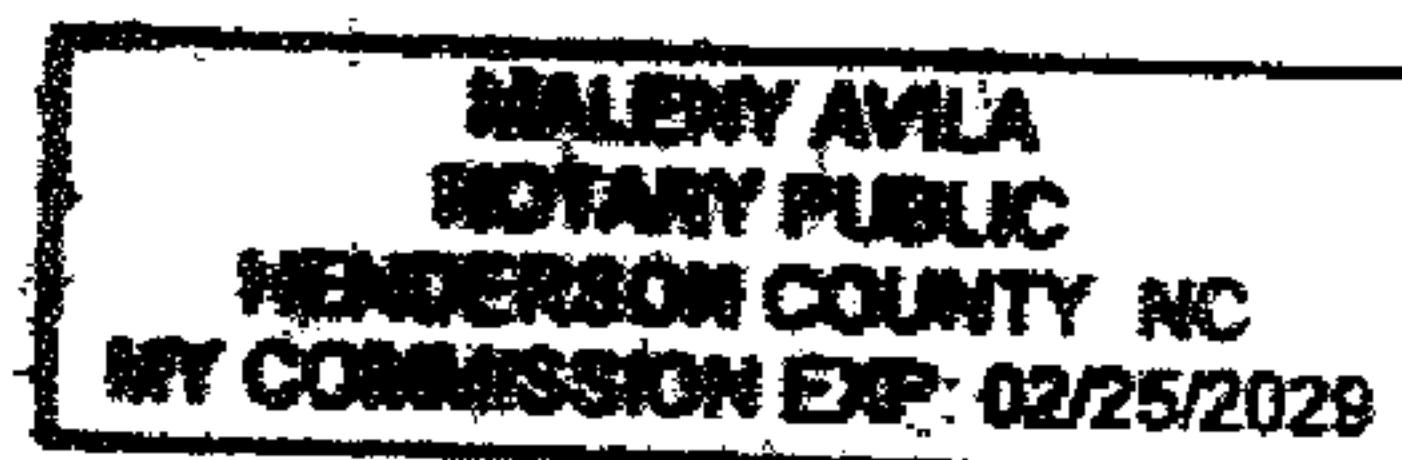
Jimmy L. Seale
Notary Public
My Commission Expires: 7-12-2027

North Carolina
~~STATE OF ALABAMA)~~
~~SHELBY COUNTY)~~
Henderson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Mackay**, 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2025.

AAK
Notary Public
My Commission Expires: 02-25-29





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/06/2025 11:25:32 AM
 \$289.00 BRITTANI
 20250206000036580

Allen S. Bayal

Real Estate Sales Validation Form

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

Grantor's Name Rhonda Hammer & David Mackay
 Mailing Address 136 Doug Hill Road
 Landrum, SC 29356

Grantee's Name David Mackay
 Mailing Address 136 Doug Hill Road
 Landrum, SC 29356

Property Address 1229 Lake Point Vis
 Birmingham, AL 35244

Date of Sale 01/21/2025
 Total Purchase Price \$
 or
 Actual Value \$
 or
 Assessor's Market Value \$ 260,550.00

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 Settlement Agreement 58-CV-2023-900436
☐ 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 02/06/25

Print Stephanie Lanier Weems

☐ Unattested
 (verified by)

Sign *Stephanie Lanier Weems*
 (Grantor/Grantee/Owner/Agent) circle one