

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

PREPARED BY:

Keith E. Brashier, Esq.
BURNS, BRASHIER & JOHNSON, LLC
4128 Crosshaven Drive
Vestavia Hills, Alabama

SEND TAX NOTICE TO:

Christopher D. Brown
1812 Southview Circle
Hoover, Alabama 35244

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

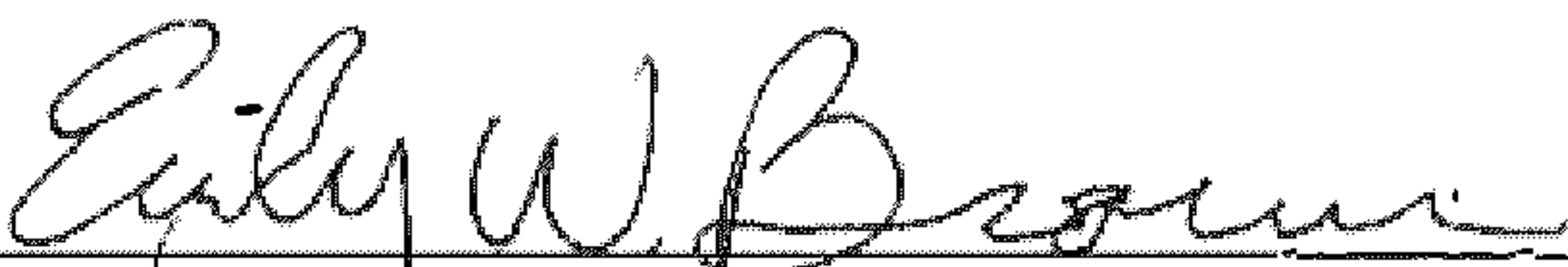
KNOW ALL MEN BY THESE PRESENT, that in consideration of **Ten Dollars and 00/100 Cents (\$10.00)** and pursuant to the Agreement between the parties named herein which was filed in the divorce action in case number 58-DR-2024-900115.00 in the Circuit Court of Shelby County, Alabama, the undersigned, **EMILY W. BROWN**, a single woman, (hereinafter referred to as "GRANTOR"), hereby remises, releases, quit claims, grants, sells and conveys to **CHRISTOPHER D. BROWN**, a single man (hereinafter referred to as "GRANTEE"), all of her right, title, interest and claim in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, according to the Survey of Southpointe Eighth Sector, as recorded in Map Book 15, Page 109, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due

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

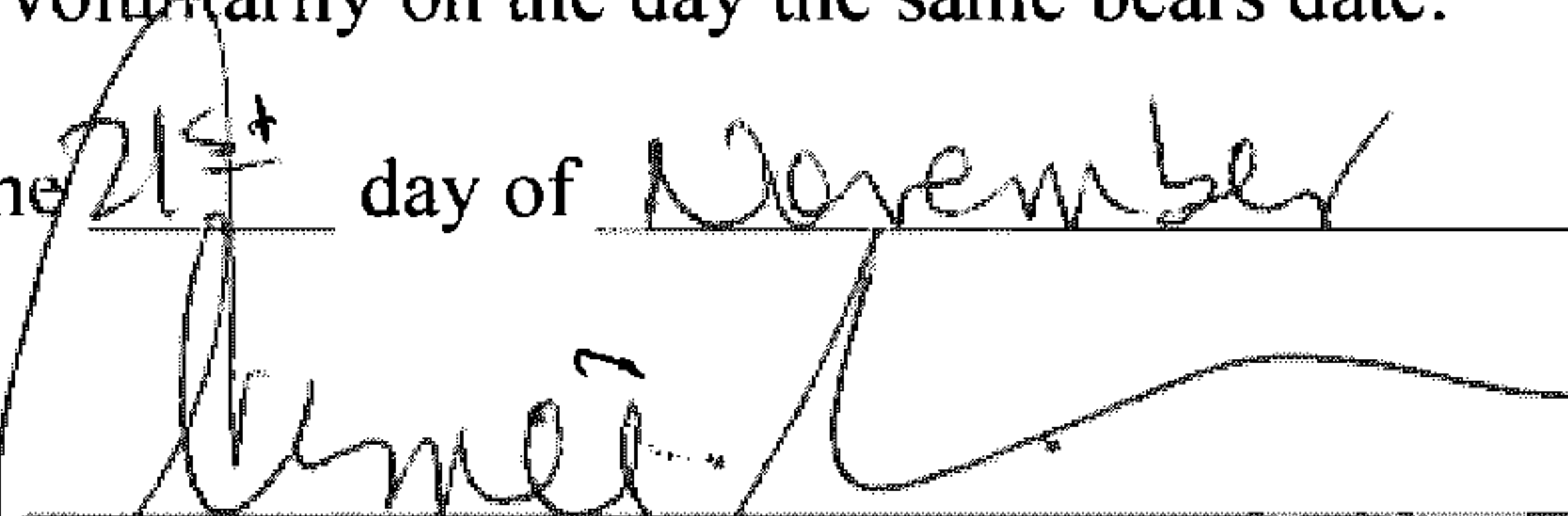
Given under my hand and seal, this the 21st day of November, 2024.


EMILY W. BROWN
(a.k.a. Emily Wheeler Brown)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State at Large, hereby certify that **EMILY W. BROWN** (a.k.a. Emily Wheeler Brown), 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 and being placed under oath, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of November, 2024.


NOTARY PUBLIC

My Commission Expires: 8-1-28

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

Grantor's Name	<u>Emily W. Brown</u>	Grantee's Name	<u>Christopher D. Brown</u>
Mailing Address	<u>3203 Tree Crossings Pkwy.</u>	Mailing Address	<u>3235 Overton Manor Drive</u>
	<u>Hoover, AL 35244</u>		<u>Vestavia Hills, AL 35243</u>
Property Address	<u>1812 Southview Circle</u>	Date of Sale	<u>11/21/2024</u>
	<u>Hoover, AL 35244</u>	Total Purchase Price	<u></u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$199,900.00 (1/2 value)</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other <u>Tax Assessor</u>
<input type="checkbox"/> 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 02/14/2025

Print Christopher D. Brown

☐ Unattested

Sign *Christopher D. Brown* 2/14/25
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/18/2025 10:44:41 AM
\$225.00 JOANN
20250218000047500

Form RT-1

Allen S. Bevil