

This Instrument Prepared By:
Carl E. Chamblee, Jr., Esquire
Chamblee & Malone, LLC
111 Watterson Parkway
Trussville, Alabama 35173
(205) 856-9111

Send Tax Notice To:
Deborah Karen Harwood
217 Creekside Court
Pelham, Alabama 35124

NOTE: THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED TITLE WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT HEREBY GIVE AN OPINION WITH RESPECT THERETO. TITLE INSURANCE WAS NOT ORDERED OR PAID FOR BY EITHER GRANTOR OR GRANTEE.

STATE OF ALABAMA) QUIT CLAIM DEED
SHELBY COUNTY)



20250306000067730 1/2 \$181.50
Shelby Cnty Judge of Probate, AL
03/06/2025 02:58:25 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Hundred Fifty-Six Two Hundred Fifty and no/100 Dollars (\$156,250.00), and other good and valuable consideration, to the undersigned Grantor, **John D. Bussey, an unmarried man, of 7909 Spring Circle, Morris, Alabama 35116**, (hereinafter referred to as "Grantor"), in hand paid by **Deborah Karen Harwood of 217 Creekside Court, Pelham, Alabama 35124**, (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged, said Grantor does by these presents, REMISE, RELEASE, QUIT CLAIM, GRANT, SELL, AND CONVEY unto said Grantee the following described real property located at **217 Creekside Court, Pelham, Alabama 35124**, and situated in Shelby County, Alabama, to-wit:

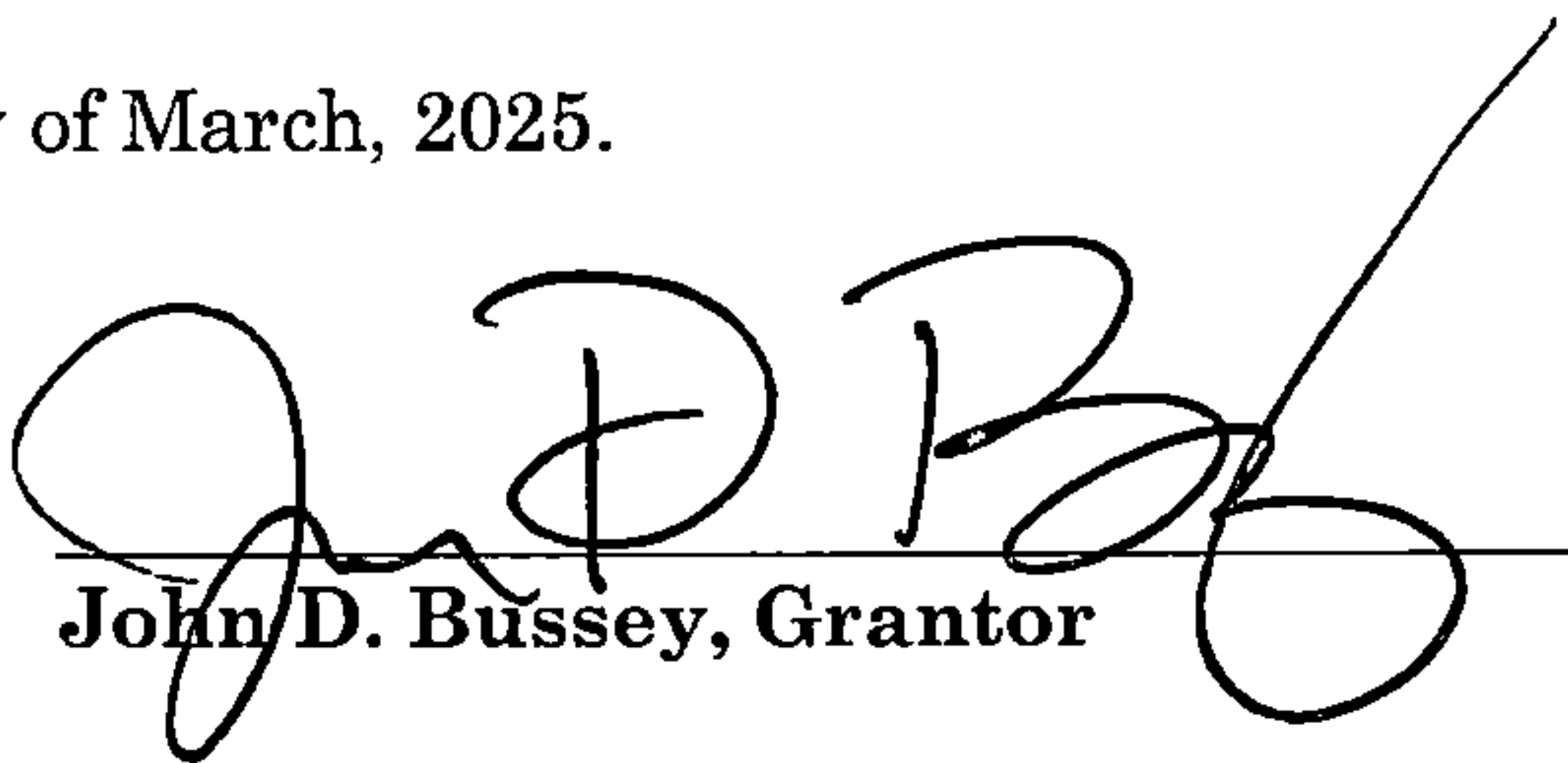
Lot 226, according to the Final Subdivision of Holland Lakes, Sector 3, as recorded in Map Book 37, Page 85, in the Probate Office of Shelby County, Alabama; Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Place Lakes Declaration of Covenants, Conditions and Restrictions, a Residential Subdivision, heretofore executed and filed for record as Instrument No. 20050425000196100, in the Probate Office of Shelby County, Alabama (the "Declaration").

Subject to: (1) Current ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

The above property is not the homestead of the Grantor.

TO HAVE AND TO HOLD to said Grantee, her successors and assigns forever.

Given under my hand and seal this 6 day of March, 2025.



John D. Bussey, Grantor

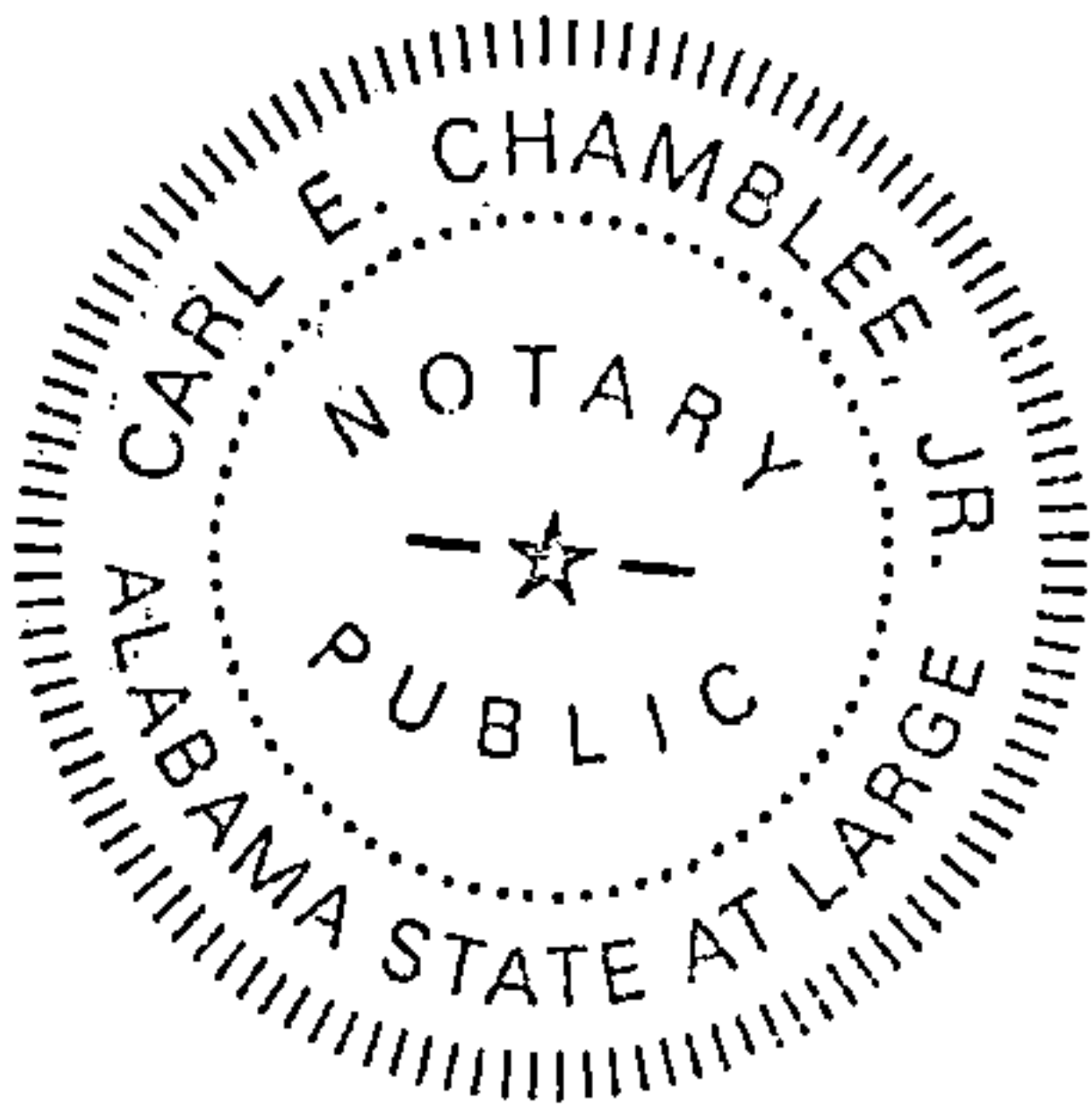
ACKNOWLEDGMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **John D. Busey, an unmarried man**, whose name is signed to the foregoing Quit Claim Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 6 day of March, 2025.

[SEAL]





NOTARY PUBLIC
My Commission Expires: 05/27/2028

Shelby County, AL 03/06/2025
State of Alabama
Deed Tax: \$156.50

Real Estate Sales Validation Form

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

Grantor's Name John D. Bussey, an unmarried man
Mailing Address 7909 Spring Circle
Morris, Alabama 35116

Grantee's Name Deborah Karen Harwood
Mailing Address 217 Creekside Court
Pelham, Alabama 35124

Property Address 217 Creekside Court
Pelham, Alabama 35124

Date of Sale March 2025
Total Purchase Price \$ 156,250.00

or
Actual Value \$

or
Assessor's Market Value \$

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 - Purchase Price
☐ 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,

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 March 6, 2025

Print Deborah Karen Harwood

Sign

Deborah Karen Harwood
(Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(Verified by)