



THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH

This document prepared by:
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PO Box 43647
Birmingham, Alabama 35243
(205) 802-0696

Send tax notice to:
Matthew and Elizabeth Evans
2904 Wedgewood Circle
Birmingham, Alabama 35242

STATE OF ALABAMA
SHELBY COUNTY

- Above This Line Reserved for Official Use -

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Matthew Evans**, a married man, hereinafter referred to as “Grantor,” does hereby remise, release, quitclaim, grant, and convey unto, **Matthew Evans and Elizabeth Evans**, husband and wife, as joint tenants with rights of survivorship, hereinafter referred to as “Grantees,” all of the right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

LOT 24, BLOCK 1, ACCORDING TO THE MAP OF ALTADENA WOODS, FIRST SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 104, A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2025 and subsequent years;

This property is the homestead of the Grantor and the Grantees.

Shelby County, AL 03/31/2025
State of Alabama
Deed Tax:\$224.50



20250331000095030 2/4 \$255.50
Shelby Cnty Judge of Probate, AL
03/31/2025 01:20:45 PM FILED/CERT

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 26th day of March, 2025.

(SEAL)

MATTHEW EVANS

STATE OF ALABAMA

COUNTY OF Jefferson

)
)
)

ACKNOWLEDGMENT

I, Erin King Boryczka a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Matthew Evans 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, he voluntarily executed the same on the day the same bears date. Given under my hand this 26th day of March, 2025.

Signature of Notary Public

Erin King Boryczka

Name of Notary Public

My Commission expires: 07/25/2028



20250331000095030 3/4 \$255.50
Shelby Cnty Judge of Probate, AL
03/31/2025 01:20:45 PM FILED/CERT

Elizabeth Joan Evans (SEAL)
ELIZABETH EVANS

STATE OF ALABAMA

COUNTY OF Jefferson

)
) ACKNOWLEDGMENT
)

I, Erin King Boryczka a Notary Public, within and for the State of Alabama and County of Jefferson, hereby certify that Elizabeth Evans 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, she voluntarily executed the same on the day the same bears date. Given under my hand this 20th day of March, 2025.

Erin King Boryczka
Signature of Notary Public

Erin King Boryczka
Name of Notary Public

My Commission expires: 07/25/2028

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

20250331000095030 4/4 \$255.50
Shelby Cnty Judge of Probate, AL
03/31/2025 01:20:45 PM FILED/CERT

Grantor's Name Matthew Evans
Mailing Address 2904 Wedgewood Cir
Birmingham, AL 35242

Grantee's Name Matthew Evans and Elizabeth Evans
Mailing Address 2904 Wedgewood Cir
Birmingham, AL 35242

Property Address 2904 Wedgewood Cir
Birmingham, AL 35242

Date of Sale 3/26/2025
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 224,150.00

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
☐ 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 3/28/2025

Print Jack Carney

Sign Jack Carney

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1