

20250429000126430
04/29/2025 08:22:11 AM
QCDEED 1/4

This Instrument Prepared By:
Mary Stewart Nelson, Esq.
FISH NELSON & HOLDEN, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send Tax Notice To:
Matthew O'Brien
231 Lorrin Lane
Sterrett, AL 35147

State of Alabama
County of SHELBY

**QUIT CLAIM DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Matthew Edward O'Brien and Melissa O'Brien, married husband and wife, (hereinafter, the "GRANTORS") hereby remises, releases, quitclaims, grants, sells, and conveys to Matthew Edward O'Brien and Melissa O'Brien (hereinafter, the "GRANTEEES") all of their rights, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Address: 231 Lorrin Lane, Sterrett, AL 35147

Legal Description: Lot 32, according to the Survey of the Final Plat for the Villages of Westover Sector I, as recorded in Map Book 39, Page 9 A&B, in the Probate Office of Shelby County, Alabama

Tax ID: 08 9 32 1 002 032.000

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record.

to have and to hold to said Grantees forever.

Source of Title: Instrument **20170111000010350**

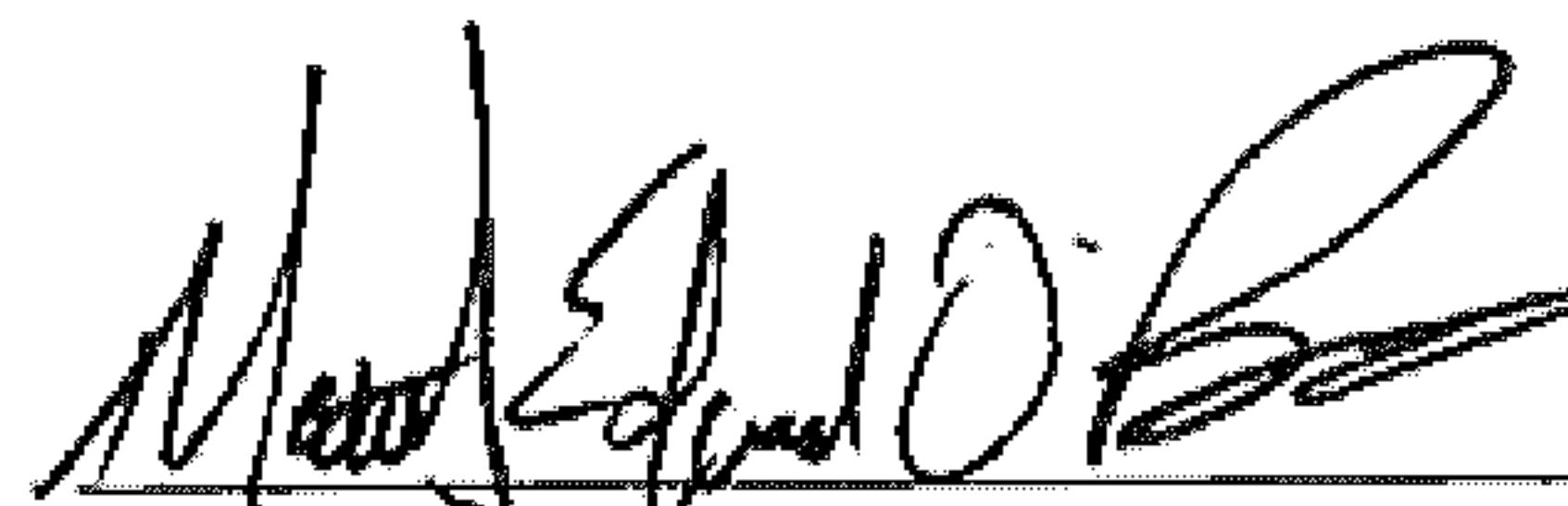
No warranties are given by the preparer. None of the above consideration is from a purchase money mortgage. Mortgage amount is \$0.00. This instrument was prepared without the benefit of a title search.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or any rights of way, and subject to any and all matters visible by survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein. Subject to 2025 property taxes and all subsequent years property taxes which are not yet due and payable.

To Have And To Hold to the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Given under his hand and seal, this 16th day of April, 2025.

GRANTOR



Matthew Edward O'Brien



Melissa O'Brien

STATE OF ALABAMA

COUNTY OF SHELBY

I, Jamie C. Hinson, a Notary Public in said and for said County, in said State, hereby certify that Matthew Edward O'Brien and Melissa O'Brien, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 2025.



Notary Public

My Commission Expires: 9-13-25

Real Estate Sales Validation Form

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

Grantor's Name Matthew O'Brien
 Mailing Address 231 Lorrin Ln
Sterrett, AL
35147

Grantee's Name Matthew O'Brien
 Mailing Address 231 Lorrin Ln
Sterrett, AL
35147

Property Address 231 Lorrin Ln
Sterrett, AL
35147

Date of Sale 4/16/25
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ \$148,250.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/29/2025 08:22:11 AM
 \$179.50 BRITTANI
 20250429000126430

Allen S. Boyd

Bill of Sale
 Sales Contract
 Closing Statement

Appraisal
 Other tax records

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

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 4/28/25

Unattested _____

(verified by)

Print Matthew O'Brien
 Sign Matthew O'Brien
 (Grantor/Grantee/Owner/Agent) circle one