

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Richard Ragland
Brenda Fox-Ragland
4042 Saddle Run Circle
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

}

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for One (\$1.00) Dollar and other good consideration, the Grantor, **Justin Ragland, a married man, Jenny Shain, a married woman and Jeremy Fox, a married man** (hereinafter called Grantor whether one or more), hereby RELEASES, QUITCLAIMS, GRANTS, SELLS, AND CONVEYS to **Richard Ragland and Brenda Fox-Ragland** (hereinafter called Grantee whether one or more), together as joint tenants with rights of survivorship, all of the Grantor's rights, title, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 18-A, ACCORDING TO THE RESURVEY OF LOTS 17 AND
18 SADDLE RUN SUBDIVISION, AS RECORDED IN MAP BOOK
12, PAGE 70, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

TO HAVE AND TO HOLD the above described property to said GRANTEE forever.

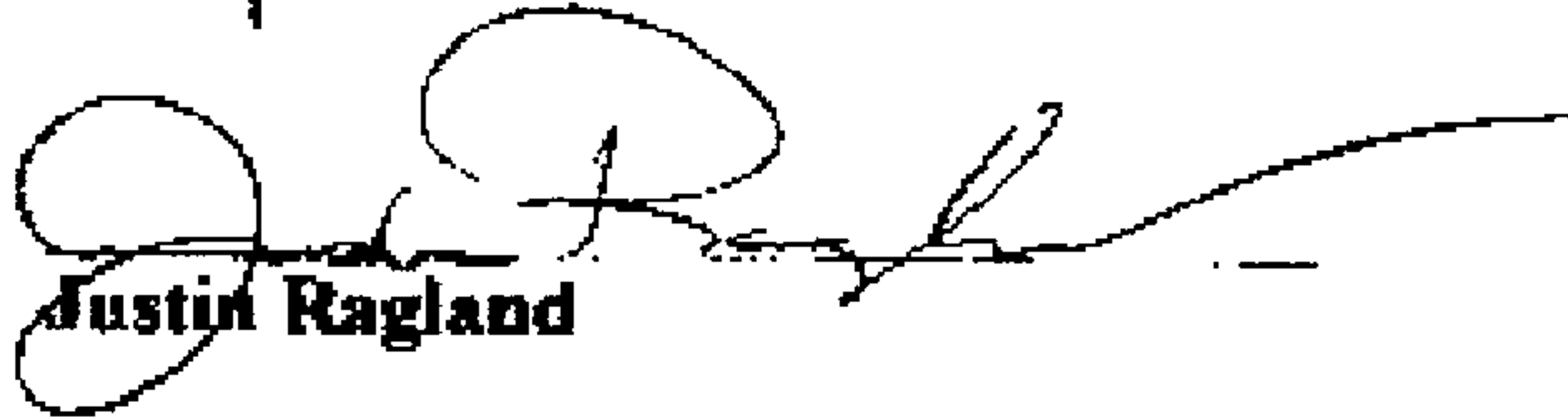
The herein described real property is not the homestead of GRANTOR or of GRANTOR's spouse.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, 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. THE PREPARER OF THIS INSTRUMENT MAKES NO WARRANTY AS TO THE ACCURACY OF THE LEGAL DESCRIPTION(S) FURNISHED BY THE GRANTOR.

SIGNATURE(S) APPEAR ON THE FOLLOWING PAGE(S).

Page 2 of 5

IN WITNESS WHEREOF I sign my hand, this the 26 day of April, 2025.


Justin Ragland

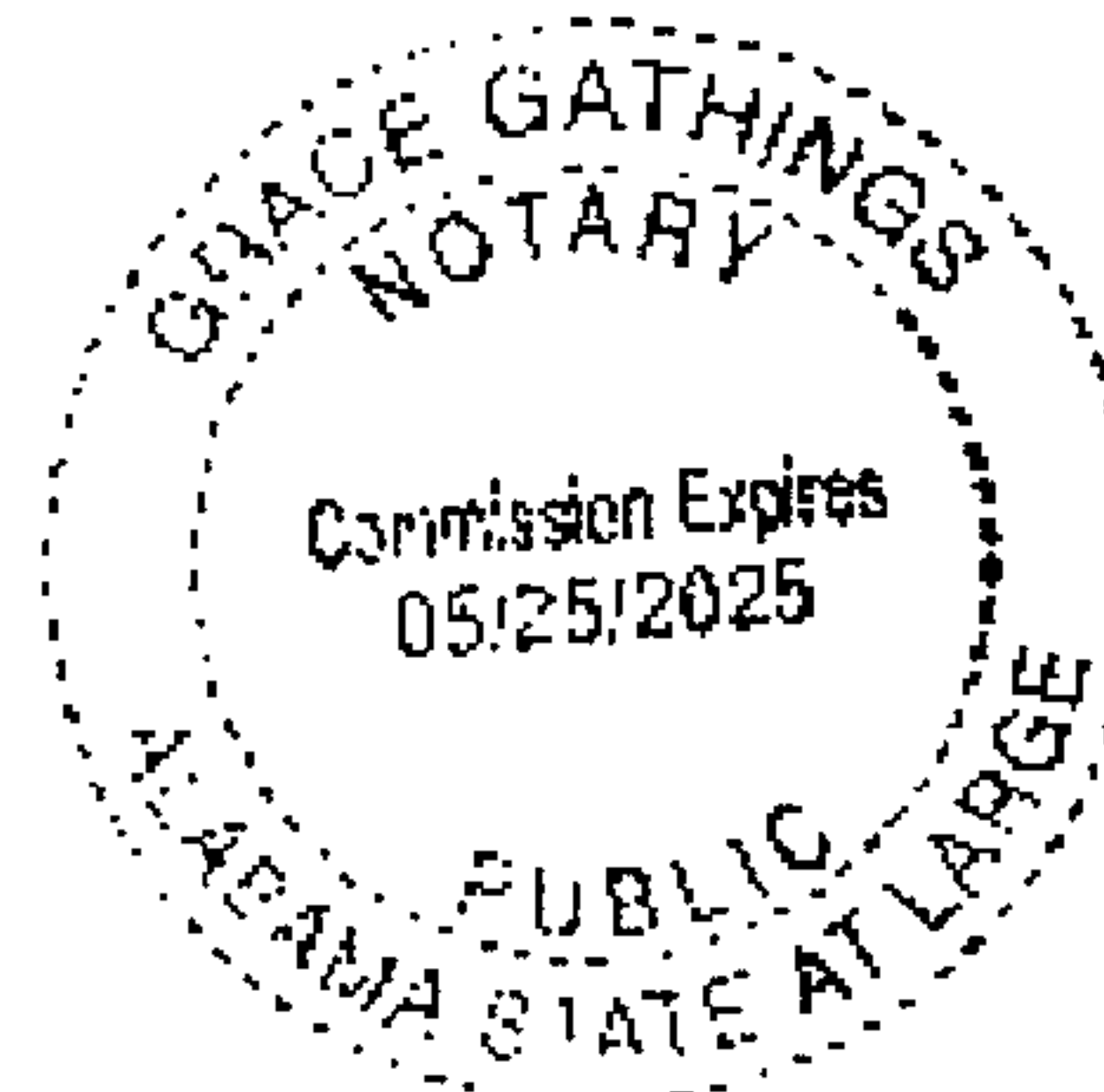
STATE OF Alabama
COUNTY OF Shelby }

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Justin Ragland**, 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 Instrument, he/she signed his/her name voluntarily on the day the same bears date.

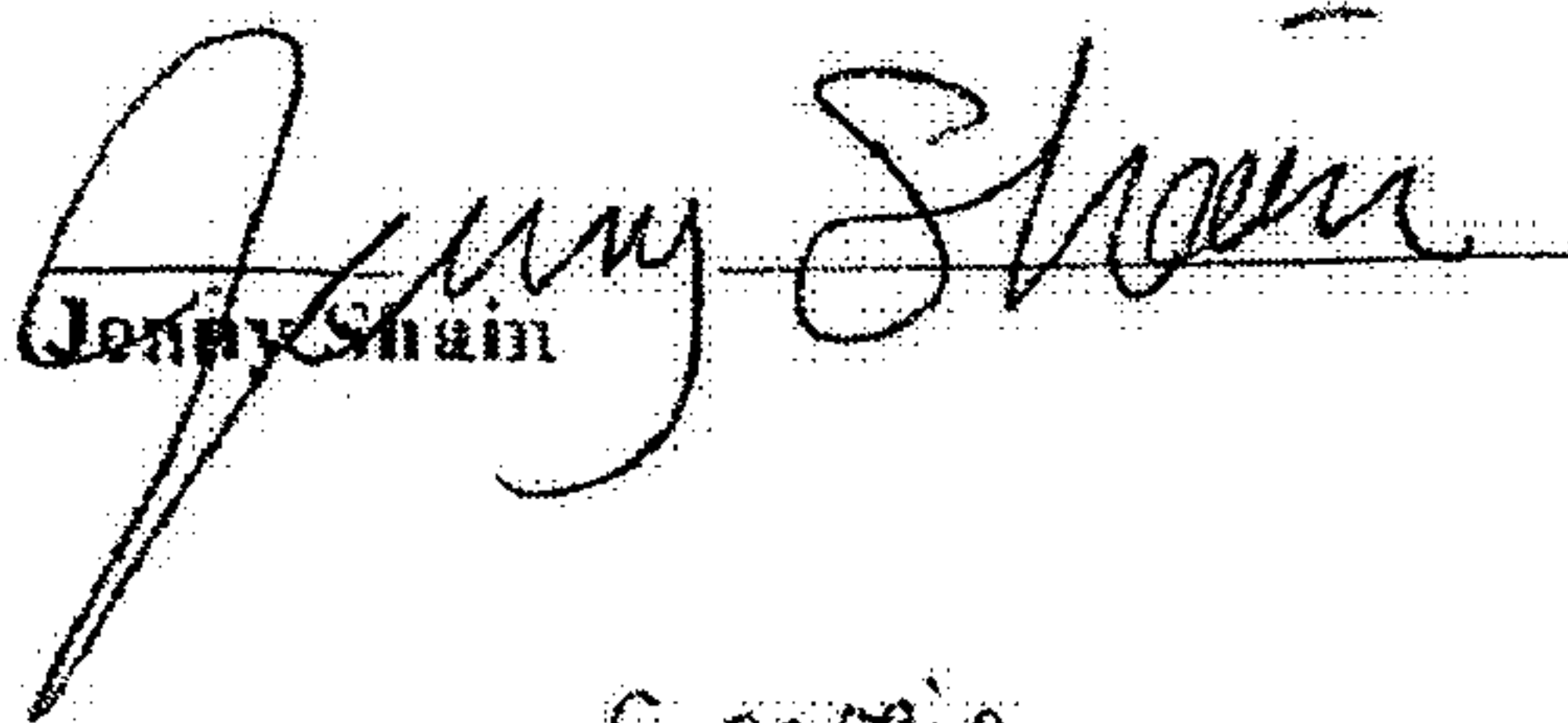
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 26 day of April, 2025.


Notary Public
My Commission Expires: 05/25/25



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IN WITNESS WHEREOF I sign my hand, this the 25 day of
April, 2025.


Jenny Shain

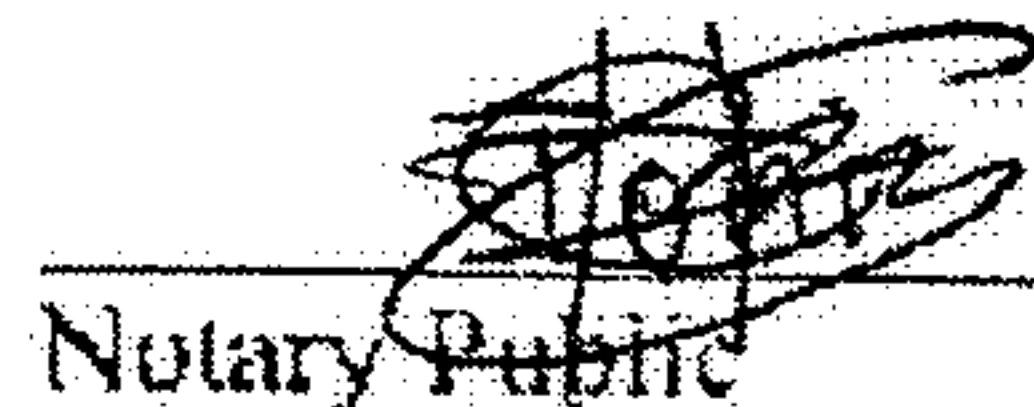
STATE OF Georgia
COUNTY OF Gwinnett

}

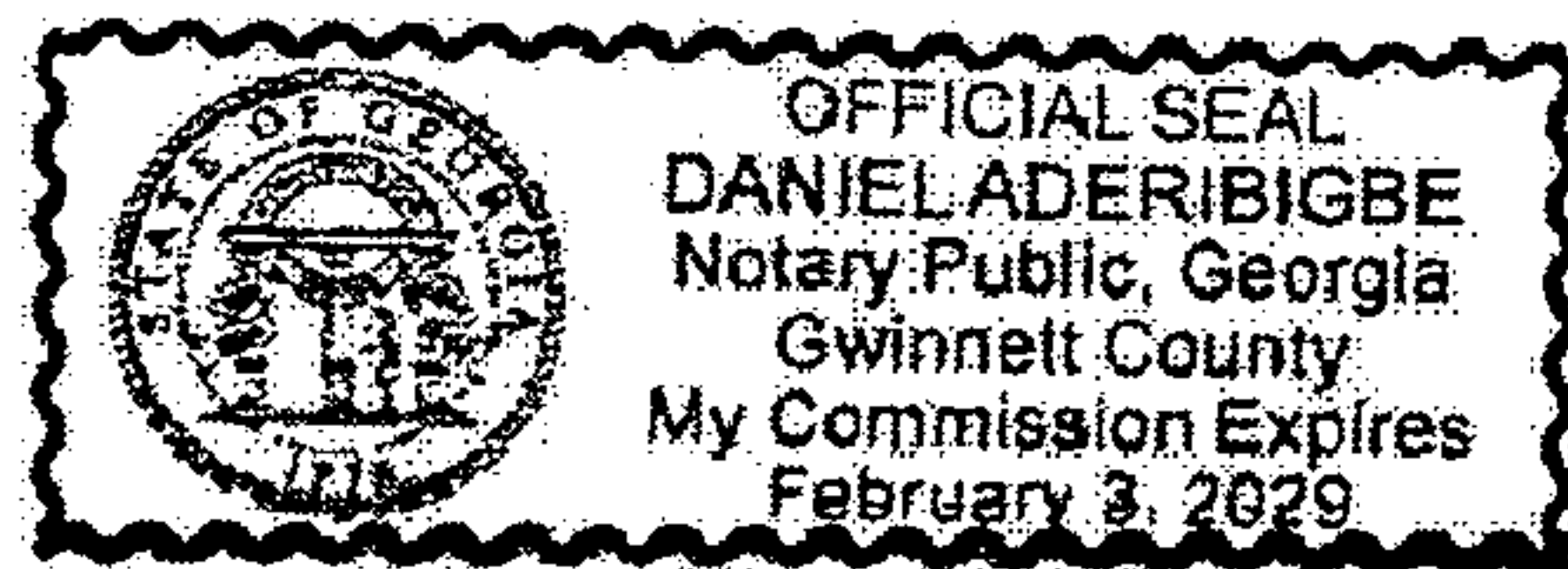
SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
Jenny Shain, 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 Instrument, he/she
signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25 day of
April, 2025.


Notary Public

My Commission Expires: 02/03/2029



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IN WITNESS WHEREOF I sign my hand, this the 23 day of
April, 2025.

Jeremy Fox
Jeremy Fox

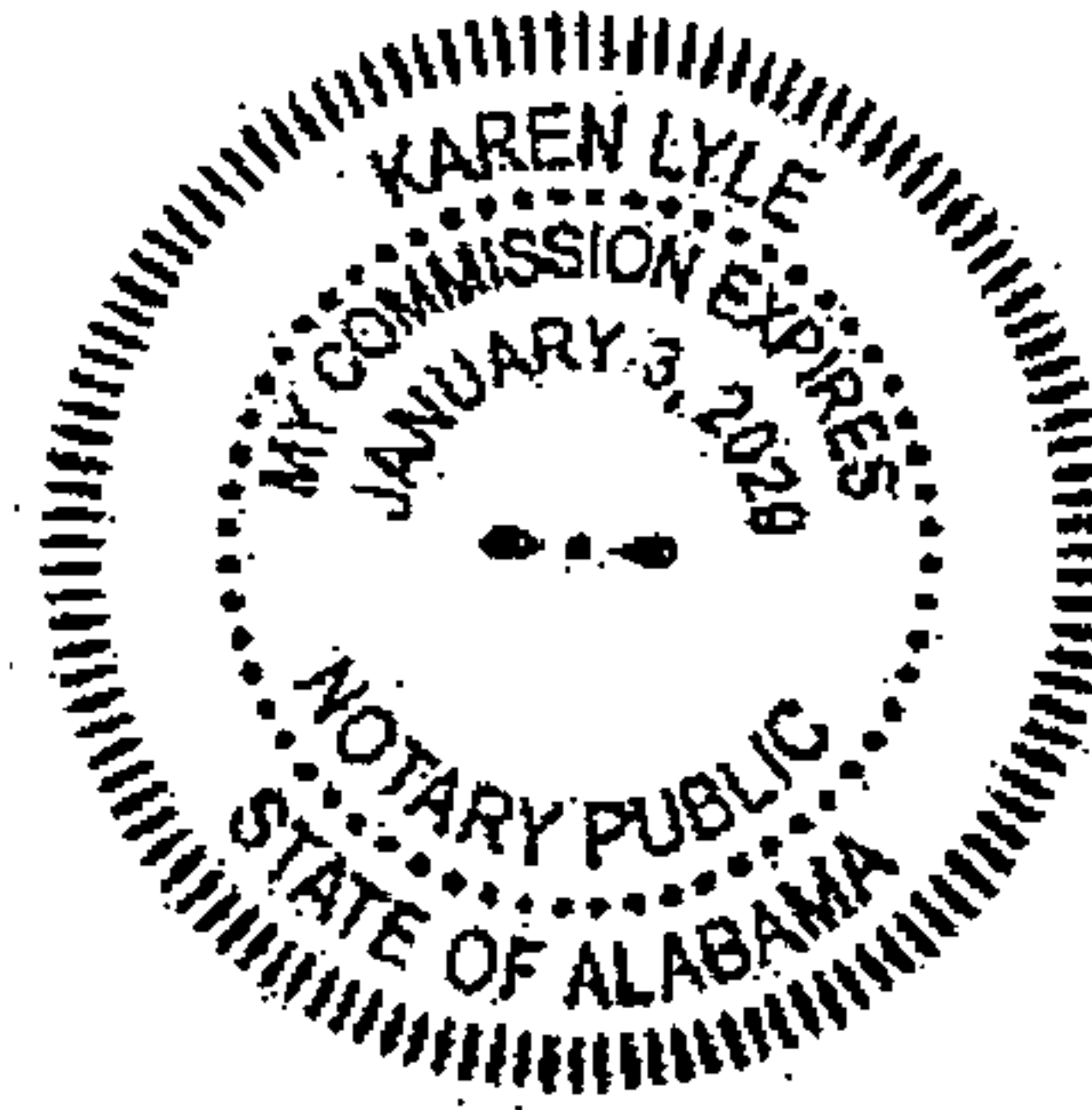
STATE OF Alabama
COUNTY OF Jefferson

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that
Jeremy Fox, 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 Instrument, he/she
signed his/her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23 day of
April, 2025.

Karen Lyle
Notary Public
My Commission Expires: 1-3-2029



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Justin Ragland, Jenny Shain and Jeremy FoxGrantee's Name Richard Ragland and Brenda Fox-RaglandMailing Address 4042 Saddle Run Circle
Pelham, AL 35124Mailing Address 4042 Saddle Run Circle
Pelham, AL 35124Property Address 4042 Saddle Run Circle
Pelham, AL 35124Date of Sale April 26, 2025

Total Purchase Price \$ _____

Or

Actual Value \$ _____

Or

Assessor's Market Value \$257,000.00

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: 1/2 Tax Assessor's Value - Removing Names from Deed - \$128,500.00☐ 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 April 26, 2025☐ Unattested

(verified by) _____

Print: Christopher OwensSign Christopher Owens

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2025 08:09:11 AM
\$163.50 BRITTANI
20250501000129310

FORM RT-1Allen S. Bevil