



20250508000138630 1/4 \$149.50
Shelby Cnty Judge of Probate, AL
05/08/2025 09:55:14 AM FILED/CERT

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

This document prepared by:
Jack T. Carney, Attorney
3500 Colonnade Pkwy, Ste 100
Birmingham, Alabama 35243
(205) 802-0696

Send tax notice to:

Ernest E. Braswell
4588 Lake Valley Drive
Birmingham, Alabama 35244

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 and NO/100 (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Ernest E. Braswell and Sharon A. Braswell, a married couple**, hereinafter referred to as "Grantors," do hereby remise, release, quitclaim, grant, and convey unto **Ernest E. Braswell**, hereinafter referred to as "Grantee," all of their right, title, interest, and claim in that certain real property, situated in Shelby County, Alabama, more particularly described as follows:

Lot 30-A, according to the Map of Southlake Townhomes, Second Addition, being a Resurvey of Lots 21 through 43, a part of 44, and acreage, Southlake Townhomes, as recorded in Map Book 13 page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

This deed was prepared without the benefit of a title search.

The Property is the homestead of Grantors.

TO HAVE AND TO HOLD to said GRANTEE, and his heirs, successors and assigns forever.

Shelby County, AL 05/08/2025
State of Alabama
Deed Tax: \$118.50

IN WITNESS WHEREOF, this instrument was executed, signed, and delivered by the undersigned on this the 1 day of May, 2025.

GRANTOR:

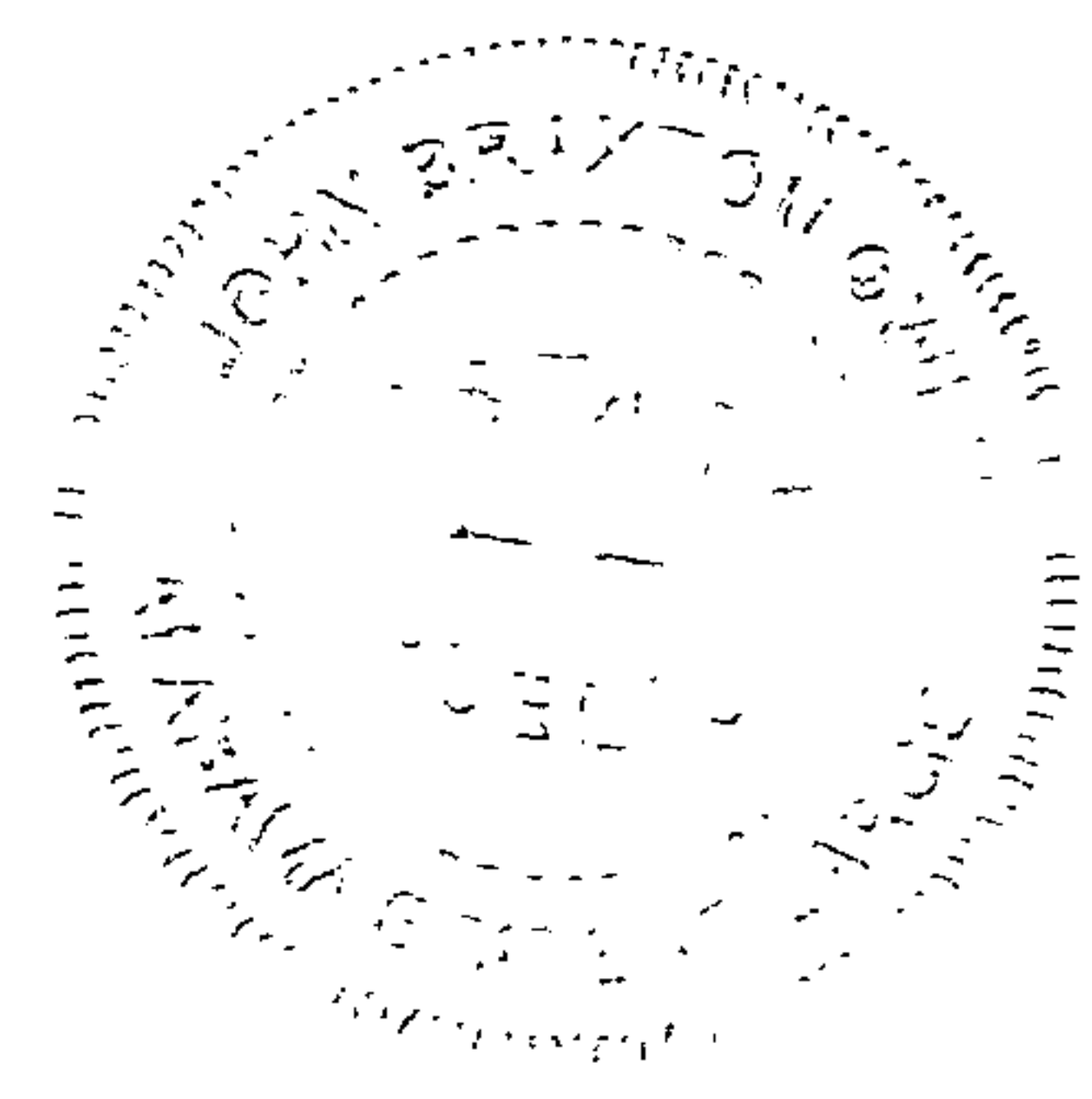
Ernest E. Braswell
Ernest E. Braswell

STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernest E. Braswell, a married man, 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 executed the same voluntarily as his act on the day the same bears date.

Given under my hand and official seal, this the 1 day of May, 2025.

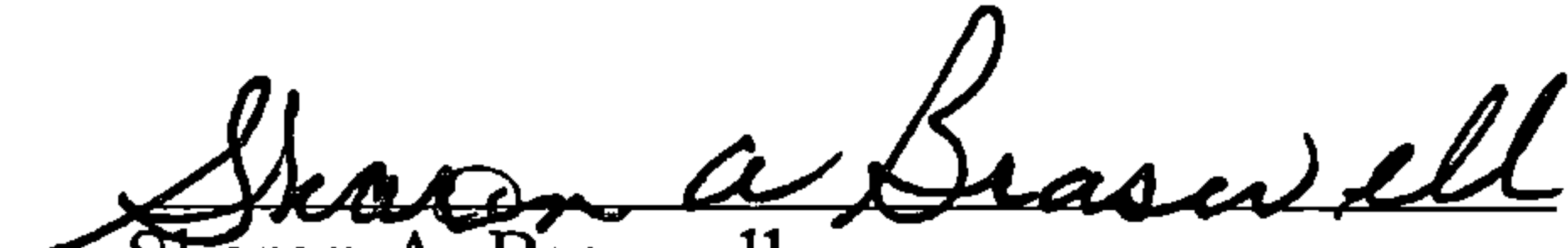
[Signature]
Notary Public
My Commission Expires: 10-3-2028





20250508000138630 3/4 \$149.50
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GRANTOR:


Sharon A. Braswell

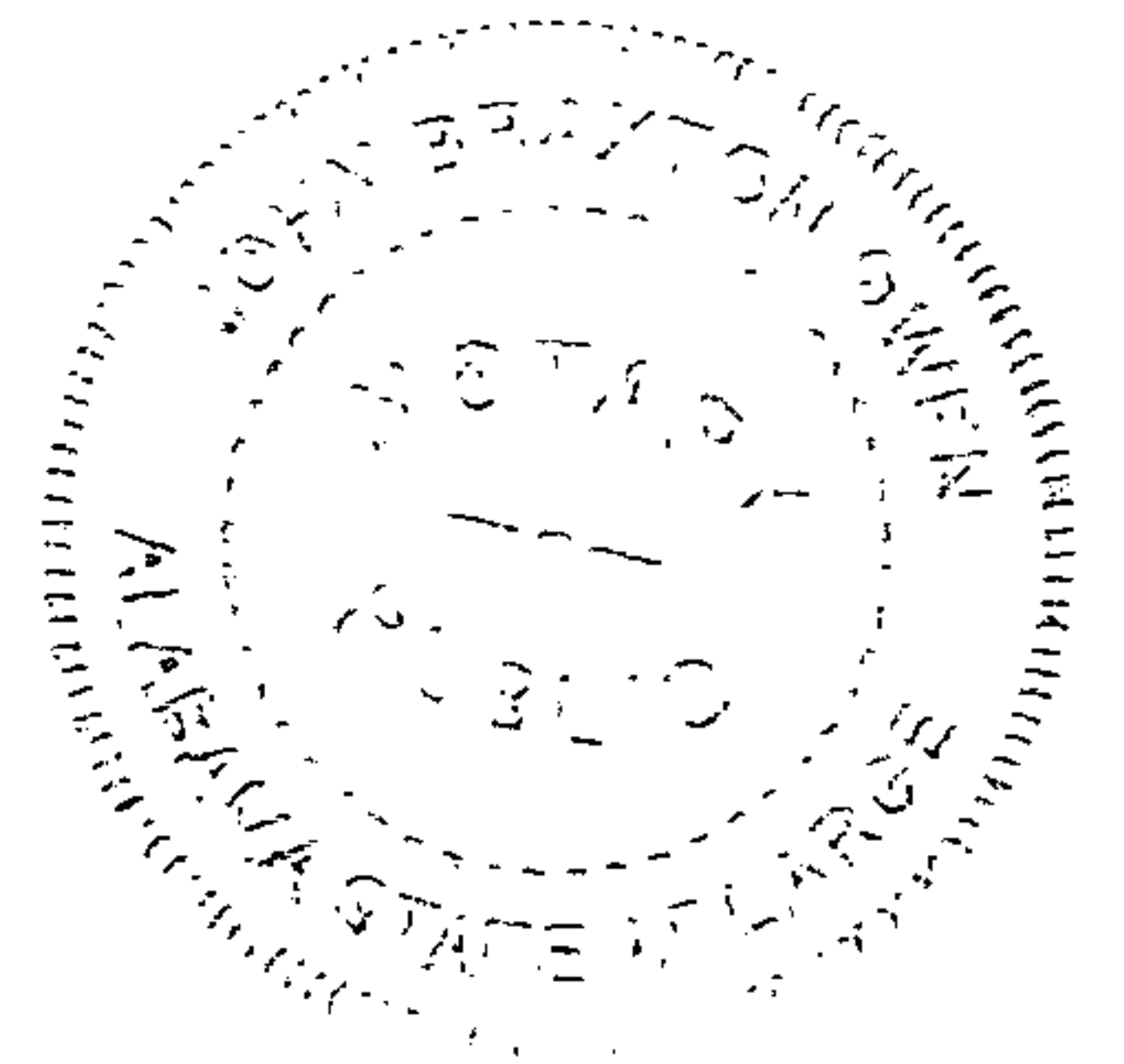
STATE OF ALABAMA)
COUNTY OF St. Clair)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon A. Braswell, a married woman, 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 executed the same voluntarily as her act on the day the same bears date.

Given under my hand and official seal, this the 1 day of may, 2025.


Notary Public

My Commission Expires: 10-3-2028



Real Estate Sales Validation Form

20250508000138630 4/4 \$149.50
Shelby Cnty Judge of Probate, AL
05/08/2025 09:55:14 AM FILED/CERT

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

Grantor's Name Ernest E. Braswell and Sharon A. Braswell
Mailing Address 4588 Lake Valley Dr
Birmingham, AL 35244

Grantee's Name Ernest E. Braswell
Mailing Address 4588 Lake Valley Dr
Birmingham, AL 35244

Property Address 4588 Lake Valley Dr
Birmingham, AL 35244

Date of Sale 5/1/2025
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 118,500.00

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
☐ 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 5/5/2025

Print Jack T. Carney

Unattested

Sign Jack T. Carney

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1