

Recordation Requested By/Return to:

EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908
File No. ALP25-496244

Send Tax Notices to:

MOJEMILAT PAYNE
5106 COLONIAL PARK ROAD
BIRMINGHAM, AL 35242

This Instrument Prepared By:

LYNN BYRD AL Bar No. ASB-6789-D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 15 day of May, 20 25, by first party **OYELEKE PAYNE AND MOJEMILAT PAYNE, WHO ACQUIRED TITLE AS HUSBAND AND WIFE, (Divorce as Case No. 58-DR-2024-900284.00-PEK)** whose mailing address is 5106 COLONIAL PARK ROAD, BIRMINGHAM, AL 35242 to second party, **MOJEMILAT PAYNE, UNMARRIED**, whose mailing address is 5106 COLONIAL PARK ROAD, BIRMINGHAM, AL 35242.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of BIRMINGHAM, County of SHELBY, State of ALABAMA to wit:

Lot 6, according to the Survey of Meadow Brook, 6th Sector, as recorded in Map Book 8, page 44, in the Probate Office of Shelby County, Alabama.

APN: 10 1 12 0 001 001.006

Property Address: 5106 COLONIAL PARK ROAD, BIRMINGHAM, AL 35242

This instrument was prepared without the benefit of a title examination.

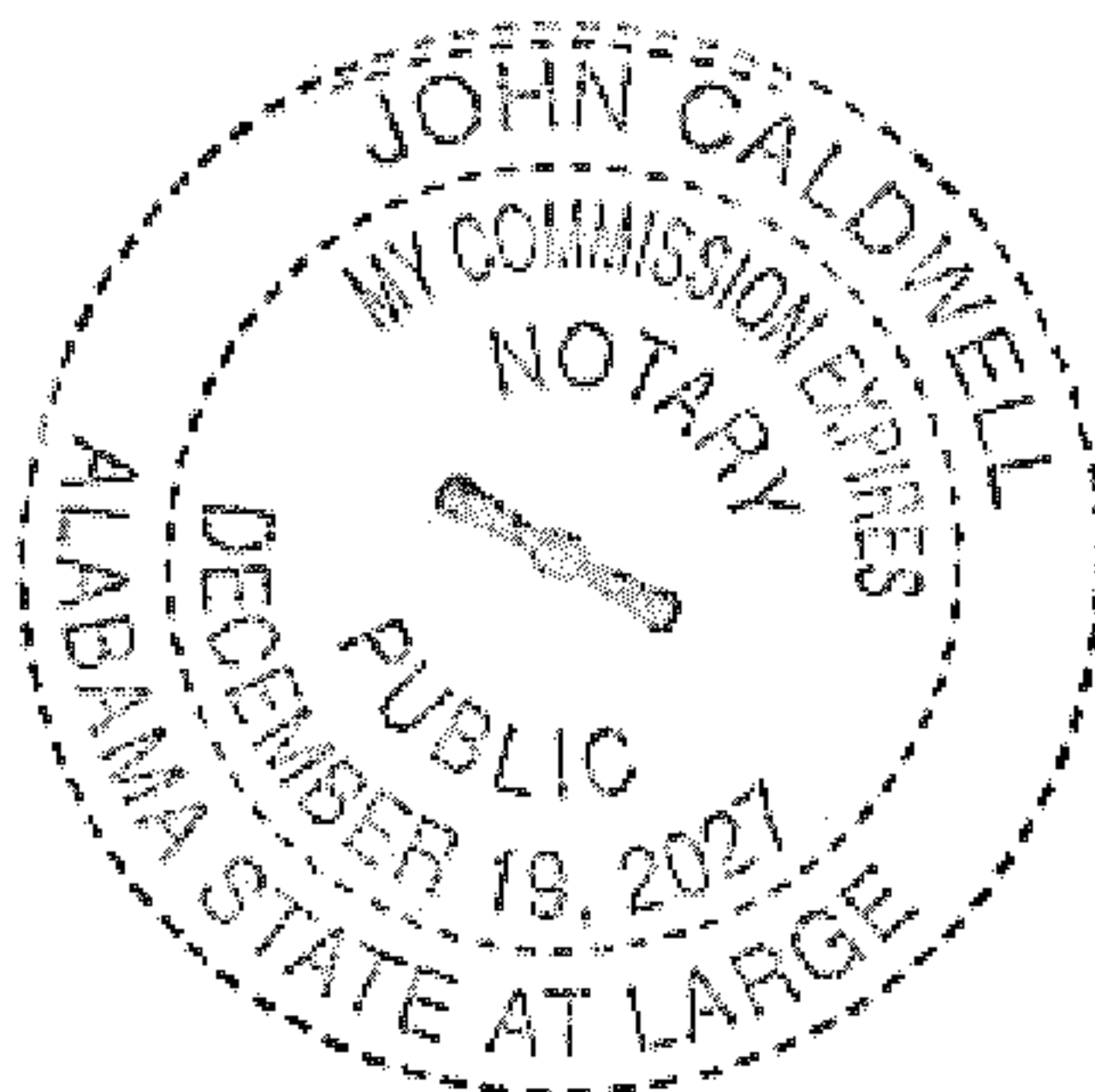
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.


OYELEKE PAYNE


MOJEMILAT PAYNE

STATE OF Alabama
COUNTY OF Shelby } SS.

I, John Caldwell, a Notary Public, hereby certify that
OYELEKE PAYNE AND MOJEMILAT PAYNE whose name(s) is/are signed to the foregoing
conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of
the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand this 15 day of May, 2025.



John Caldwell
Notary Public, State of Alabama
County of Shelby JOHN CALDWELL
My Commission expires My Commission Expires
12/19/2027

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name _____
 Mailing Address Oyeleke Payne and Mojemilat Payne
5106 Colonial Park Road
Birmingham, AL 35242

Grantee's Name Mojemilat Payne
 Mailing Address 5106 Colonial Park Road
Birmingham, AL 35242

Property Address 5106 Colonial Park Road
Birmingham, AL 35242

Date of Sale 5/15/25
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 338,900.00

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 Assessor's Market Value
☐ 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 5/20/25Print Tara Roche, agent

Filed and Recorded

Official Public Records

tested Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL (verified by)

05/20/2025 08:37:25 AM

\$367.00 JOANN

20250520000152200

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl