



20250724000225260 1/3 \$123.00
Shelby Cnty Judge of Probate, AL
07/24/2025 12:45:16 PM FILED/CERT

This Instrument was prepared WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY BY:
Yawanna McDonald
Campbell Partners, LLC
505 20th Street North, Suite 1600
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Stephen Mishalanie
2303 McNair St SW
Decatur, AL 35603

STATE OF ALABAMA §
 § SS.
SHELBY COUNTY §

QUITCLAIM DEED

~~KNOW ALL MEN BY THESE PRESENTS~~, that Kenneth Mishalanie, a married man, (hereinafter referred to as "GRANTOR"), for and in consideration of the sum of ten dollars in hand paid to the Grantor, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to the Estate of Genevie H. Mishalanie (hereinafter called GRANTEE) all his right, title, interest, and claim, if any, in and to certain real property situated in Shelby County, Alabama, more particularly described as follows:

Parcel Number: 11 7 25 0 004 004.000

Lot 12, according to the Survey of Third Addition, Riverchase West, as recorded in Map Book 7, Page 139, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Property Address: 2116 Partridge Berry Road, Birmingham AL 35244

This property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee, its heir and assign, FOREVER.

Shelby County, AL 07/24/2025
State of Alabama
Deed Tax: \$95.00



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IN WITNESS WHEREOF, Grantor has hereunto set his signature on this the 20 day of March, 2025.

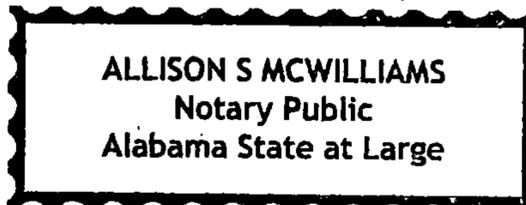
Kenneth Mishalanie
Kenneth Mishalanie

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Mishalanie whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 20 day of March, 2025.

Allison S McWilliams
Notary Public
My Commission Expires: 1/8/29



Real Estate Sales Validation Form

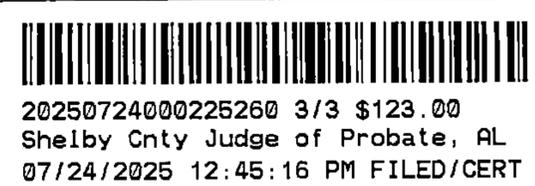
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kenneth Mishdanie
Mailing Address _____

Grantee's Name Stephen Mishdanie
Mailing Address 2303 McNair St SW
Decatur AL 35603

Property Address 2116 Partridge Berry Rd
B'ham 35244

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 94,900



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 94,900

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 7/24/2025

Print [Signature]

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one