

THIS INSTRUMENT PREPARED BY:
Jeff W. Parmer
Law Offices of Jeff W. Parmer, LLC
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209

SEND TAX NOTICE TO:
Aaron Stagner and Elizabeth Cain
723 2nd Avenue Northwest
Alabaster, AL 35007

QUITCLAIM DEED
[Title Not Examined – No Opinion Expressed]

STATE OF ALABAMA
COUNTY OF SHELBY

Tax Value \$ 163,050.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **TEN AND NO (\$10.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTOR, Aaron Stagner, a single man** (hereinafter referred to as **GRANTOR**), the receipt whereof is hereby acknowledged, the **GRANTOR** hereby remises, releases, quitclaims, and conveys unto the **GRANTEES, Aaron Stagner and Elizabeth Cain** (hereinafter referred to as **GRANTEES**), all of his rights, title, interest, and claim to the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 5 and 6, in Block 3, according to the Map and Survey of Alabaster Gardens, as recorded in Map Book 3, Page 156, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **723 2nd Avenue Northwest, Alabaster, AL 35007**

Parcel #: **13-7-35-3-005-022.000**

TO HAVE AND TO HOLD, unto the said **GRANTEES**, their successors and assigns forever.

IN WITNESS WHEREOF, said **GRANTOR** have hereunto set his hands and seals
this 5th day of AUGUST, 2025.



Aaron Stagner

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify
that **Aaron Stagner** 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 on the day the same
bears date.

Given under my hand and official seal this 5th day of AUGUST, 2025.



Notary Public
My Commission Expires:

TRACIE A MORGAN
Notary Public, Alabama State At Large
My Commission Expires 05/01/2029

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

Grantor's Name	<u>Aaron Stagner</u>	Grantee's Name	<u>Aaron Stagner and Stephanie Cain</u>
Mailing Address	<u></u>	Mailing Address	<u>723 2nd Avenue Northwest</u>
	<u></u>		<u>Alabaster, AL 35007</u>
	<u></u>		<u></u>
Property Address	<u>723 2nd Avenue Northwest</u>	Date of Sale	<u>August 5, 2025</u>
	<u>Alabaster, AL 35007</u>	Total Purchase Price	<u>\$10.00</u>
	<u></u>	or	
	<u></u>	Actual Value	<u></u>
	<u></u>	or	
		Assessor's Market Value	<u>\$163,050.00</u>

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 <u>Tax Assessors Appraised Value</u>
☐ 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 August 5, 2025Print Jeff W. Parmer☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner) Agent circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2025 09:14:21 AM
\$191.50 JOANN
20250806000239600

Form RT-1*Allen S. Bayl*