

THIS INSTRUMENT  
PREPARED BY:  
Marcee G. Greene  
3076 Riverwood Terrace  
Birmingham, Alabama 35242



20250912000276720 1/2 \$242.00  
Shelby Cnty Judge of Probate, AL  
09/12/2025 01:07:21 PM FILED/CERT

Send Tax Notice to:  
Marcee and Charles Greene  
3076 Riverwood Terrace  
Birmingham, Alabama 35242

STATE OF ALABAMA )  
SHELBY COUNTY )

**QUITCLAIM DEED**  
**Joint Tenants with Rights of Survivorship**

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Marcee G. Greene (formally known as Marcee W. Gillham), a married woman** (herein referred to as Grantor), do grant, bargain, sell and convey unto **Marcee W. Greene, a married woman and Charles David Greene II, a married man**, as joint tenants, with right of survivorship, (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

LOT E, IN BLOCK 11, ACCORDING TO THE AMENDED MAP OF RIVERWOOD, 7<sup>TH</sup> SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 81, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS SET FOR IN THE DECLARATION RECORDED IN MISC. VOLUME 39, PAGE 880, IN THE PROBATE OFFICE.

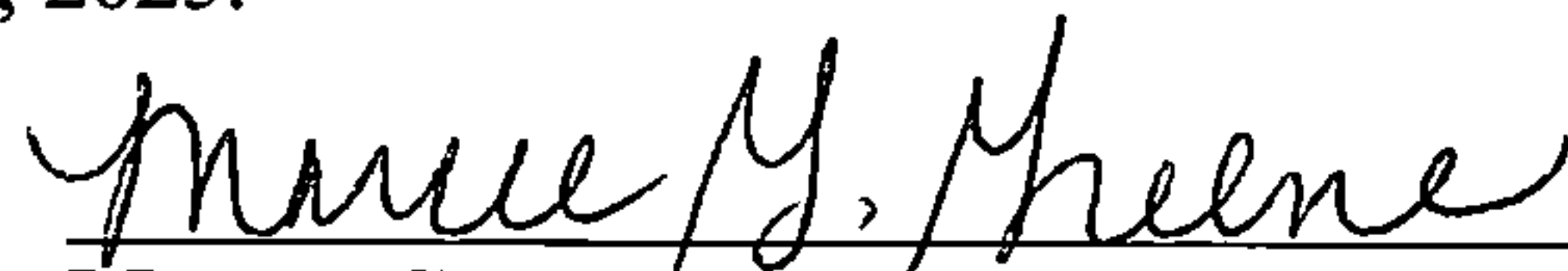
THIS CONVEYANCE IS MADE SUBJECT TO COVENANTS, RESTRICTIONS OF RECORD, RESERVATIONS AND EASEMENTS HERETOFORE IMPOSED UPON THE SUBJECT PROPERTY.

PREPARER IS THE GRANTOR AND THEREFORE NO TITLE SEARCH HAS BEEN CONDUCTED ON SAID PROPERTY.

**TO HAVE AND TO HOLD** to the said Grantees their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, **MARCEE W. GREENE**, Grantor, has hereunto set her hand and seal this 12<sup>th</sup> day of September, 2025.

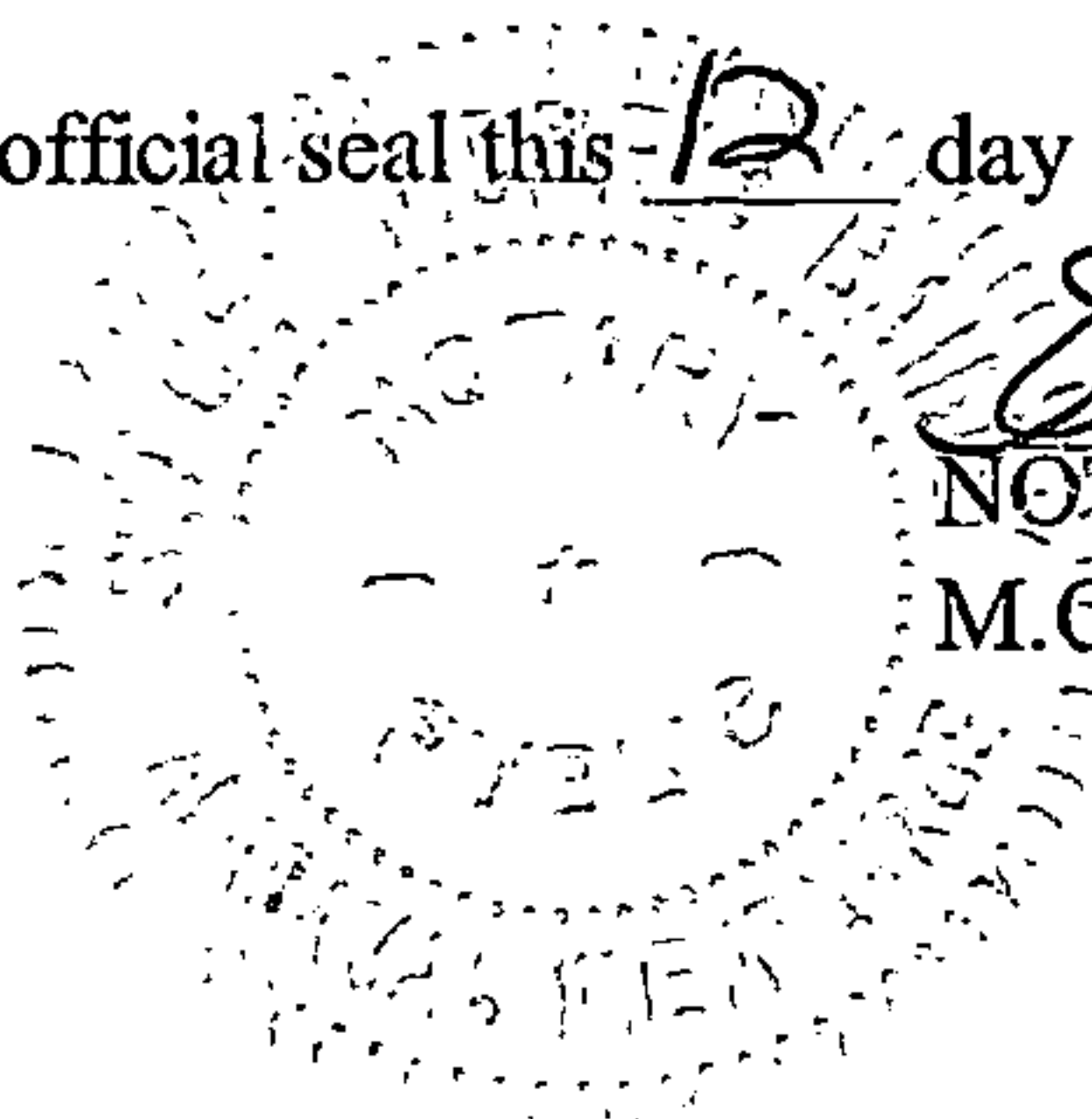
 (Seal)  
**Marcee G. Greene, a married woman Grantor**

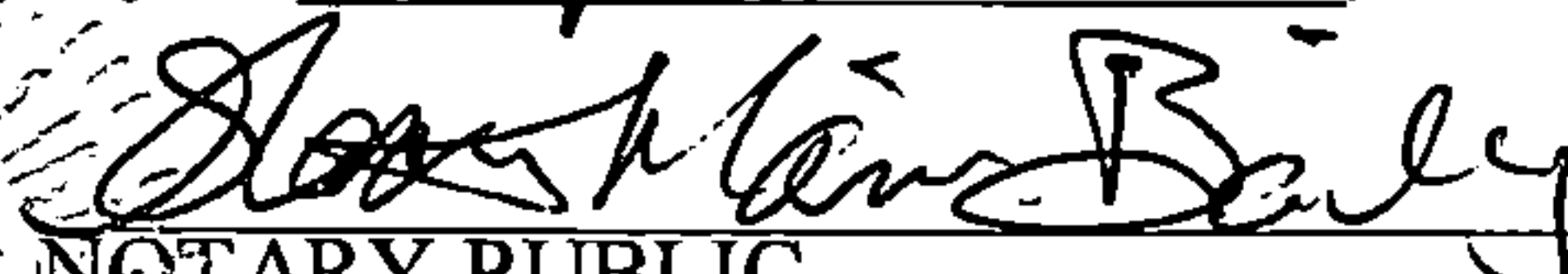
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Marcee G. Greene**, 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 on the day the same bears date.

Given under my hand and official seal this 12 day of September, 2025.

Shelby County, AL 09/12/2025  
State of Alabama  
Deed Tax: \$217.00



  
NOTARY PUBLIC  
M.C.E.: exp 4-4-27

# Real Estate Sales Validation Form

20250912000276720 2/2 \$242.00  
Shelby Cnty Judge of Probate, AL  
09/12/2025 01:07:21 PM FILED/CERT

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

Grantor's Name Marcee Greene  
Mailing Address 3076 Riverwood Terrace  
Birmingham, AL 35242

Grantee's Name Marcee and Charles Greene  
Mailing Address 3076 Riverwood Terrace  
Birmingham, AL 35242

Property Address 3076 Riverwood Terrace  
Birmingham, AL 35242

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_

or  
Actual Value \$ \_\_\_\_\_

or  
Assessor's Market Value \$ 216,600

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

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 9/12/25

Print Marcee Greene

Unattested

(verified by)

Sign

Marcee Greene

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1