

This Document Prepared By:

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After Recording Send Tax Notice To:

Angel Dowdy, et al
545 Overhill Road
Pelham, AL 35124

W/LS1280795

Assessor's Parcel Number: 13 1 12 3 002 027.000

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Angel Dowdy, formerly known as Angel Woodruff, a married woman, joined by her spouse, Joshua Dowdy, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: Angel Dowdy and Joshua Dowdy, wife and husband, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 545 Overhill Road, Pelham, AL 35124

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

X is homestead property of the said Grantor

 is **NOT** homestead property of the said Grantor

IN WITNESS WHEREOF, Angel Dowdy f/k/a Angel Woodruff and Joshua Dowdy have hereunto set my (our) hand(s) and seal(s), this 29 day of August, 2025

Angel Dowdy f/k/a Angel Woodruff
Angel Dowdy f/k/a
Angel Woodruff

Joshua Dowdy
Joshua Dowdy

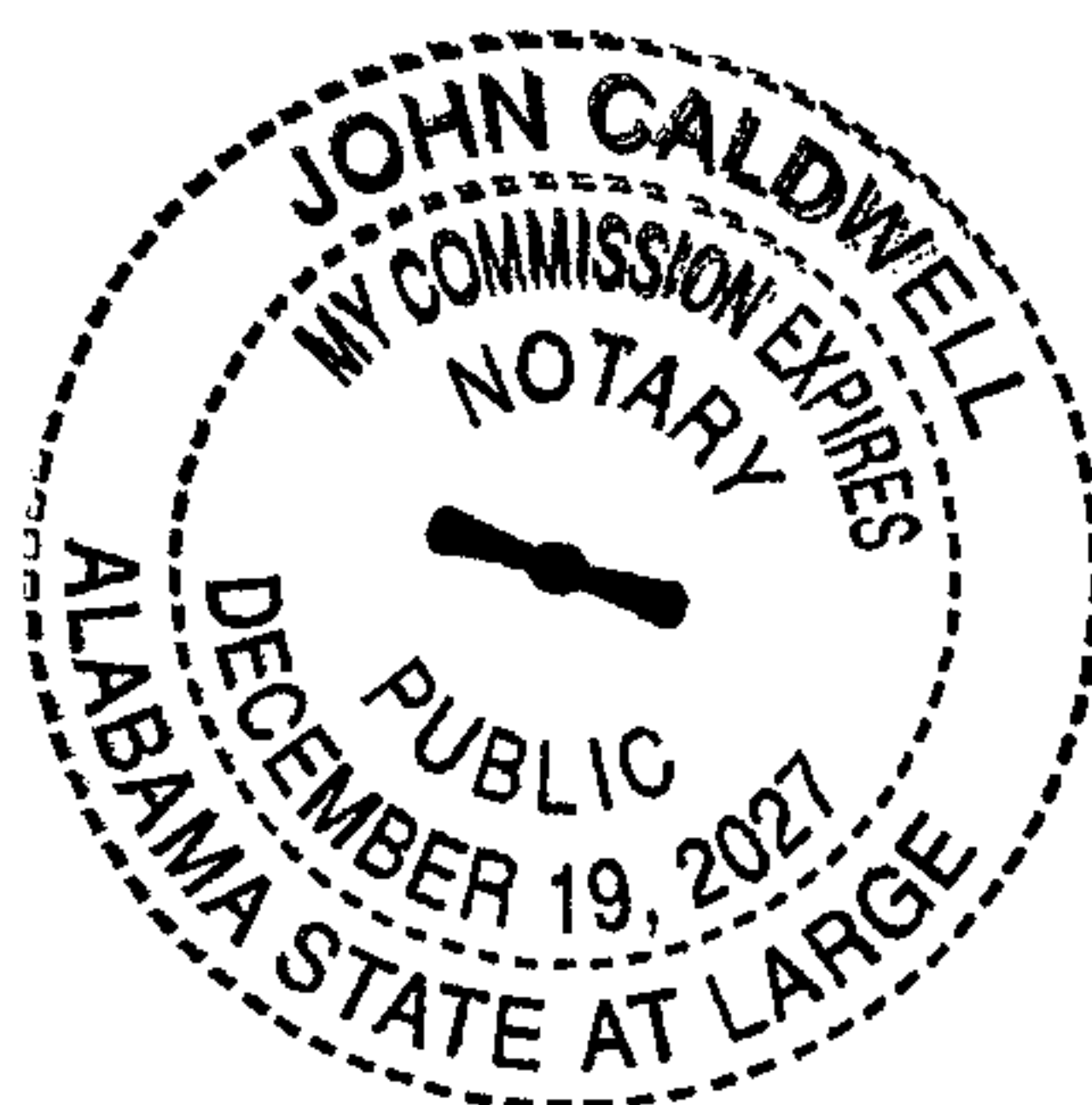
General Acknowledgement

STATE OF Alabama
COUNTY OF Shelby SS

I, John Caldwell a Notary Public in and for said County, in said State, hereby certify that Angel Dowdy f/k/a Angel Woodruff and Joshua Dowdy, 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 above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 29
day of August, 2025



John Caldwell
NOTARY PUBLIC JOHN CALDWELL
My Commission Expires 12/19/2027

EXHIBIT "A"
LEGAL DESCRIPTION

LOT 17, BLOCK 3, ACCORDING TO THE SURVEY OF OAK MOUNTAIN ESTATES, 2ND SECTOR, AS
RECORDED IN MAP BOOK 5, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Source of Title Ref.: Deed: Recorded November 18, 2019; Doc. No. 20191118000426950

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

Grantor's Name Angel Woodruff and Joshua Dowdy
 Mailing Address 545 OVERHILL RD
Pelham, AL 35124

Grantee's Name Angel Dowdy and Joshua Dowdy
 Mailing Address 545 OVERHILL RD
Pelham, AL 35124

Property Address 545 OVERHILL RD
Pelham, AL 35124

Date of Sale 08/29/2025
 Total Purchase Price \$ 1.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 209,600.00

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 09/05/2025

Print Robert Moreno - Unisource

Tested

Filed and Recorded
 Official Public Records

Sign

Judge of Probate, Shelby County Alabama, County Clerk

(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL
 09/16/2025 08:16:18 AM

\$242.00 JOANN
 20250916000278380

Form RT-1



Allen S. Bevil