

THIS INSTRUMENT PREPARED BY:
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Miami, Florida 33131
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20251003000305770 1/2 \$155.50
Shelby Cnty Judge of Probate, AL
10/03/2025 11:16:43 AM FILED/CERT

QUIT-CLAIM DEED

Made 11 day of June, 2025, by **David Bradford** hereinafter called Grantor, to Kenneth Dante Murena, as Receiver for Drive Planning LLC, whose address is: 1000 Brickell Avenue, Suite 1020, Miami, Florida 33131, hereinafter called the Grantee. (Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by the Grantee, the receipt and sufficiency whereof are hereby acknowledged, has remised, released and forever quit claimed unto the said Grantee all the right, title, interest, claim and demand, that the said Grantor has in and to the following described land, together with all the tenements, hereditaments and appurtenances thereto, situate in the County of Shelby County, State of Alabama, to wit:

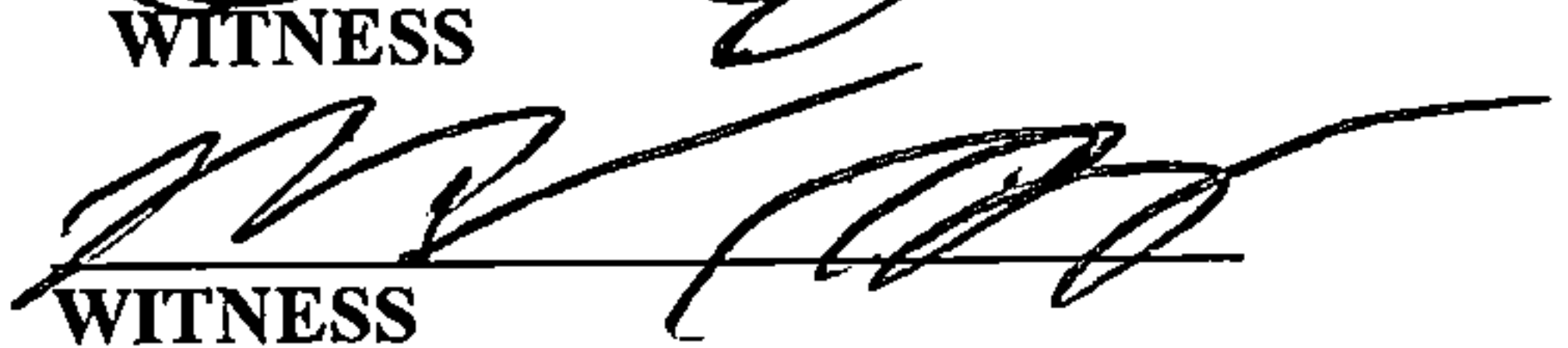
Lot 3 and Lot 4, according to Fancher's Subdivision of a portion of the SW ¼ of the NE ¼ of Section 3, Township 24 North, Range 12 East, according to map recorded in Map Book 4, Page 31, in the Probate Office of Shelby County, Alabama. Less and except the South 10 feet of Lot 4 as described in Deed Book 329, Page 553; all being situated in Shelby County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is 195 Melton Street #4, Montevallo, AL 35115.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantor, either at law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

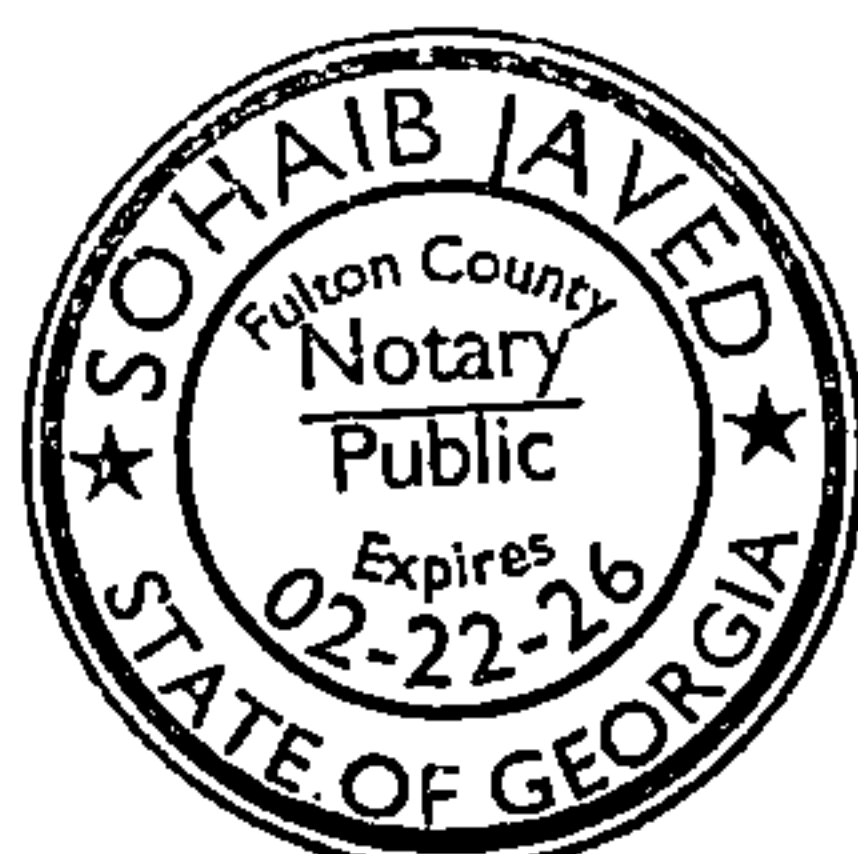
In Witness Whereof, Grantor has executed and delivered this Quit Claim Deed under seal as of the day and year first written above.


David Bradford


WITNESS

WITNESS

STATE OF GA }
COUNTY OF OWEN } S.S. }

The foregoing instrument was acknowledged before me this 11th day of July 2025, by DAVID BRADFORD who is personally known to me or produced VALID PROVER'S LICENSE as identification and who did take an oath.



NOTARY PUBLIC
Sign Sohaib Javed
Print SOHAIB JAVED
State of Georgia at Large
My Commission expires: 02/22/2026

Shelby County, AL 10/03/2025
State of Alabama
Deed Tax: \$130.50

Real Estate Sales Validation Form

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

Grantor's Name David Bradford
Mailing Address 3891 Kingsley Park Lane
Duluth, GA 30096-2435

Grantee's Name Kenneth Dante Murena
Mailing Address 1000 Brickell Avenue
Suite 1020
Miami, FL 33131

Property Address 195 MELTON ST APT B
MONTEVALLO AL 35115

Date of Sale June 11, 2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 130,200



20251003000305770 2/2 \$155.50
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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 Shelby Assessor's Market Value Statement 2025
☐ 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 9/10/25

Print Kenneth Dante Murena

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1