



20260109000008590 1/3 \$193.00
Shelby Cnty Judge of Probate, AL
01/09/2026 12:56:30 PM FILED/CERT

The legal description set out herein was furnished to preparer without the benefit of survey or title search.

**STATE OF ALABAMA
SHELBY COUNTY**

QUITCLAIM DEED

½ TAX ASSESSED VALUE: \$164,550

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **GEORGE T. ARNOLD**, a single individual, (hereinafter referred to as "Grantor"), does grant, bargain, sell, and convey unto **MEGAN E. ARNOLD** (hereinafter referred to as "Grantee"), all of Grantor's rights, title and interest in the following described real estate, together with all improvements located thereon, situated in Shelby County, Alabama and commonly called 1044 Inverness Cove Way, Birmingham, AL 35242, to wit:

Lot 9B, according to the Survey of Final Plat of the Residential Subdivision Inverness Cove Phase 1 – Resurvey #2, as recorded in Map Bok 36, Page 44, in the Office of the Judge Probate of Shelby County, Alabama.

PARCEL # 10 1 02 0 011 009.000

Source of Title: Being a parcel of land described in that certain instrument recorded at Inst. #20190116000017810

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Shelby County, AL 01/09/2026
State of Alabama
Deed Tax: \$165.00



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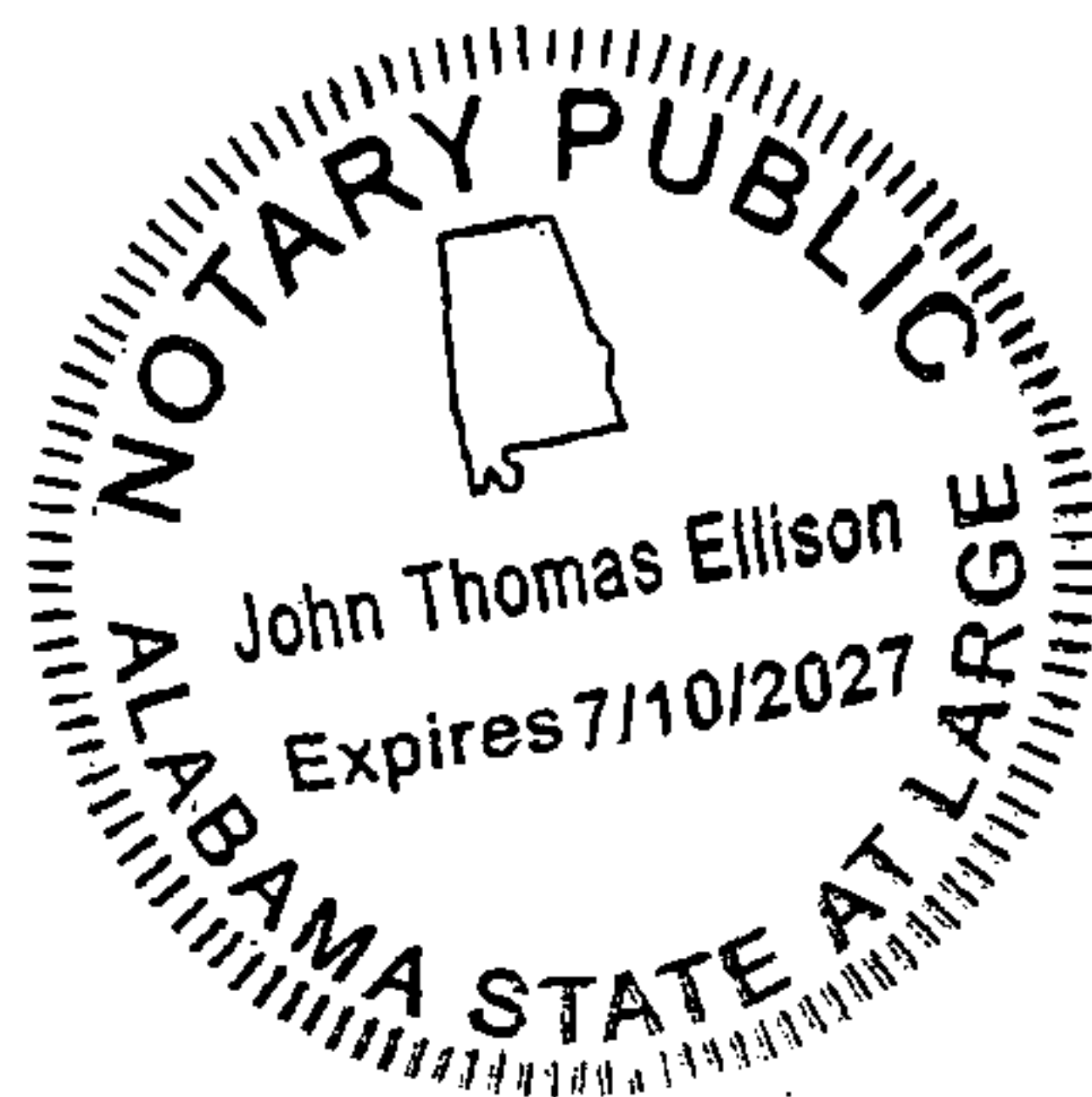
WITNESS Grantor's hands this the 8th day of January, 2026.

George T. Arnold
George T. Arnold

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public, hereby certify that **George T. Arnold**, 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 this the 8th day of January, 2026.



John Thomas Ellison
Notary Public
My commission expires: _____

This instrument was prepared by:
Kidd & Company, LLC
Matthew Kidd, Esq.
70 Hawthorn St.
Birmingham, AL 35242

Please send tax notice to:



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Real Estate Sales Validation Form

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

Grantor's Name George Arnold
 Mailing Address 3712 Lodge Dr
Apt. B
Hoover AL 35216
 Property Address
1044 Inverness Cove Way
Birmingham AL 35242

Grantee's Name Megan E Arnold
 Mailing Address 1044 Inverness Cove Way
Birmingham AL 35242
 Date of Sale 1/8/26
 Total Purchase Price _____
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ 164,550

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: Tax assessed value 164,550 at 50%

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: 1/8/2026

Print: Mattan Kidd

Unattested
 (verified by)

(Grantor/Grantee/ Owner/ Agent) circle one

Sign: