

Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To:

Joseph Habshey  
3491 Helena Road  
Helena AL 35080

**QUIT CLAIM DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of **One Dollar and No Cents (\$1.00), the amount of which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Cynthia Carter**, a single woman, (herein referred to as Grantor, whether one or more), hereby remise, release, quitclaim, grant, sell and convey unto **Joseph Habshey**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, as recorded in Plat of Stonebrook Subdivision, Map Book 15, Page 114, in the Probate Office of Shelby County, Alabama.

No part of the homestead of the Grantor herein or spouse, if any.

**Property may be subject to taxes for 2026 and subsequent years, all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 12th day of JANUARY, 2026.

  
\_\_\_\_\_  
Cynthia Carter

State of Alabama  
County of Shelby

I, Michael T. Atchison a Notary Public in and for said County, in said State, hereby certify that Cynthia Carter, 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 conveyance he/she/they executed the same voluntarily for and as his/her/their act on the day the same bears date.

Given under my hand and official seal, this the 12th day of JANUARY, 2026

  
\_\_\_\_\_  
Notary Public, State of Alabama

Printed Name of Notary  
My Commission Expires: 8-19-28



**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>Cynthia A. Carter</u>	Grantee's Name	<u>Joseph Habshey</u>
Mailing Address	<u>3491 Helena Rd</u>	Mailing Address	<u>3491 Helena Road</u>
	<u>Helena AL 35080</u>		<u>Helena, AL 35080</u>
Property Address	<u>110 Oak View Ln.</u>	Date of Sale	<u>12 January 2026</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>5000.00</u>
		or	
		Actual Value	_____
		or	
		Assessor's Market Value	_____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 January 08, 2026 Print Cynthia A. Carter

Unattested Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

(verified by)  
**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**01/13/2026 09:40:10 AM**  
**\$30.00 BRITTANI**  
**20260113000011330**



*Allen S. Boyd*