

20190619000218450  
06/19/2019 02:38:09 PM  
DEEDS 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:  
MORTGAGE CONNECT, LP  
260 AIRSIDE DRIVE  
MOON TOWNSHIP, PA 15108  
File No. 1067433

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**31 4 18 0 001 041.000**

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**QUITCLAIM DEED**

**Gregory Wade Killingsworth** married to grantee **Carla Killingsworth**, hereinafter grantor, whose tax-mailing address is **256 Wallace Drive Shelby AL 35143**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Gregory Wade Killingsworth** and **Carla Killingsworth**, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is **256 Wallace Drive Shelby AL 35143**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: 20180829000311370  
recorded on 08/29/2018

*Transfer*

*Transfer tax based on 1/2 the fair market value  
of 152,715.00*

Executed by the undersigned on APRIL 29, 2019:

Gregory Wade Killingsworth  
Gregory Wade Killingsworth

Carla Killingsworth  
Carla Killingsworth

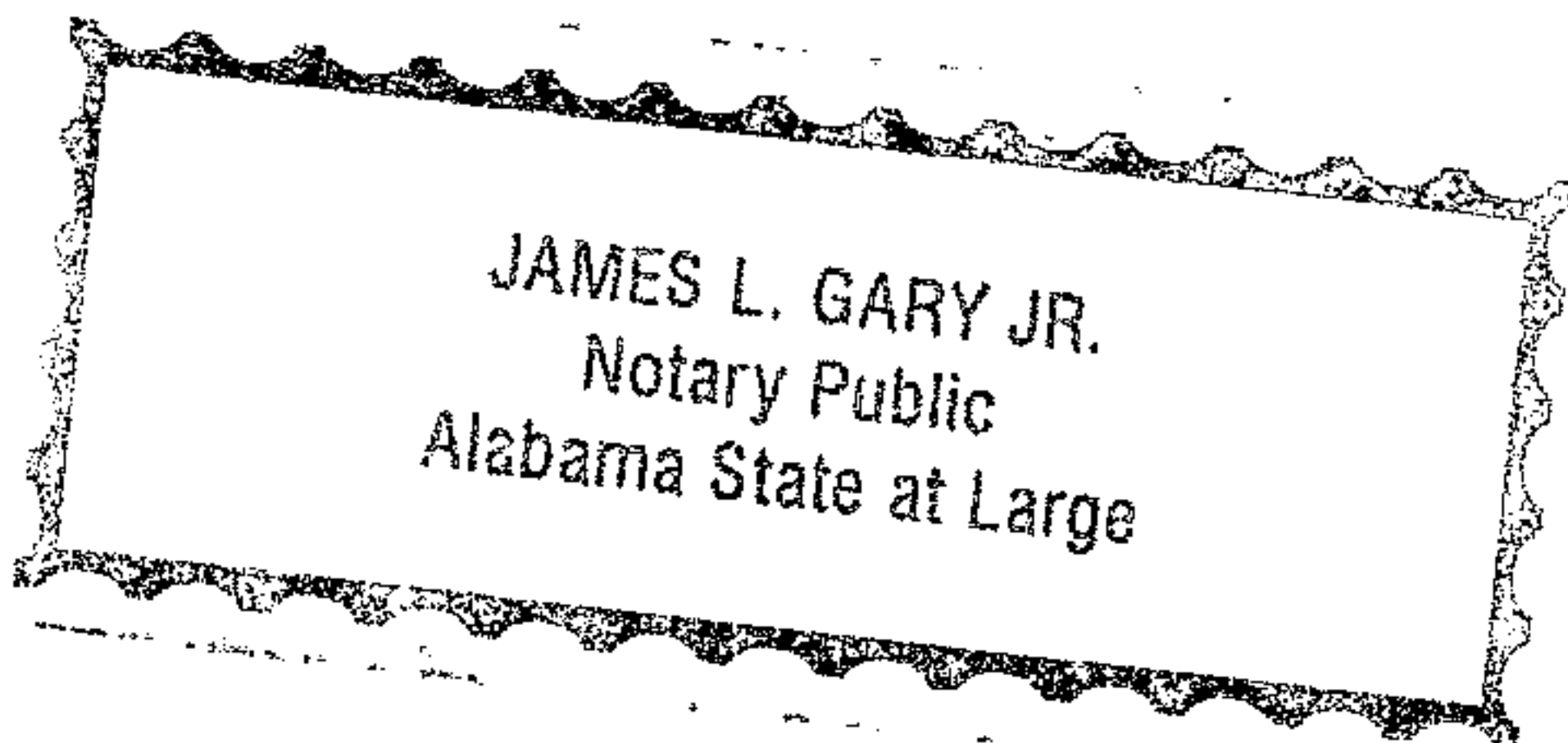
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Gregory Wade Killingsworth** and **Carla Killingsworth** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 29<sup>th</sup> day of APRIL, 2019

[Signature]  
Notary Public

my commission expires 7/22/19



**EXHIBIT A  
(LEGAL DESCRIPTION)**

**The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:**

**Lot 16, according to the Map and Survey of the 1971 Addition to Shelby Shores, as recorded in Map Book 5, Page 96, in the Probate Office of Shelby County, Alabama.**

**PROPERTY ADDRESS 256 Wallace Drive, Shelby AL 35143**

## Real Estate Sales Validation Form

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

Grantor's Name Gregory Wade Killingsworth  
 Mailing Address 256 Wallace Drive  
Shelby AL 35143

Grantee's Name Gregory Wade Killingsworth and  
Carla Killingsworth  
 Mailing Address Shelby AL 35143  
256 Wallace Drive Shelby

Property Address 256 Wallace Drive Shelby  
Shelby AL 35143

Date of Sale 4-29-19  
 Total Purchase Price \$ 305,430

or  
 Actual Value \$ 305,430

or  
 Assessor's Market Value \$ 152,715.00 half the assessor

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 4-29-2019

Print ROB NEWMAN

Unattested

Sign ROB NEWMAN

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/19/2019 02:38:09 PM  
 \$177.00 CHERRY  
 20190619000218450

*Allen S. Byrd*