AFTER RECORDING RETURN TO:

Vylla Title, LLC 25 Enterprise, Suite 301 Aliso Viejo, CA 92656 File No. 101-10212345

MAIL TAX STATEMENTS TO:

Sandra Teal Osborn 1393 Belmont Lane Helena, AL 35080

THIS DOCUMENT PREPARED BY:

George Vaughn, Esq. 8940 Main Street Clarence, NY 14031 716-634-3405

Parcel ID No.: 136232001003068

**QUITCLAIM DEED** 

## STATE OF ALABAMA COUNTY OF SHELBY

THIS DEED made and entered into on this <u>le</u> day of <u>Normal</u>, 20 <u>Jo</u>, by and between Sandra Teal Osborn F/K/A Sandra Jean Teal, a married woman, who acquired title as single, joined in execution by her spouse, James Keith Osborn, a mailing address of 1393 Belmont Lane, Helena, AL 35080, hereinafter referred to as Grantor(s) and Sandra Teal Osborn, a married woman, a mailing address of 1393 Belmont Lane, Helena, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

Lot 22, according to the Amended Map of Dearing Downs Subdivision, Fifth Sector, as recorded in Map Book 10, page 71 in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 136232001003068

Also known as: 1393 Belmont Lane, Helena, AL 35080

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

BEING the same which Sandra Teal fka Sandra J. Gulsby by Deed dated October 7, 2015 and recorded October 9, 2015 in the County of Shelby, State of Alabama in Instrument Number 2015009000354810 conveyed unto Sandra Jean Teal, a single woman.

2023

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the day of
may 2020.
Sandra Teal Osborn F/K/A Sandra Jean Teal
Jana Man
James Keith Osborn
STATE OF ALOBOMA
STATE OF HUBBONA COUNTY OF Shelby
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Sandra Teal Osborn F/K/A Sandra Jean Teal and James Keith Osborn, whose name(s) is/are signed to the foregoing
conveyance, who is known to me, acknowledged before me on this day that being informed of the
contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.
Given under my hand and seal this the Le day of May, 2020
Am Celloning
NOTARY PUBLIC

John Caldwell

My Commission Expires

12/26/2023

No title exam performed by the preparer. Legal description and party's names provided by the party.

My commission expires:

## Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-
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Grantor's Name	S <u>andra Teal Osborn F/K/A Sandra</u>	<u>a</u> Jean Teal	Grantee's Name	<sub>e</sub> Sandra Jean Teal		
	James Keith Osborn	_	Mailing Address			
Mailing Address	1393 Belmont Lane			Helena, AL. 35080		
	Helena, AL. 35080					
Property Address	1393 Belmont Lane	Date of Sale05/16 /2020				
	<u>Helena, AL. 35080</u>	_ To	tal Purchase Price	e <u>\$</u>		
Filed and Recorded Official Public Record Judge of Probate, Shel		Or 				
Clerk Sheller County 4T	lby County Alabama, County	- ACI	ual Value	<u> </u>		
05/27/2020 09:59:58 A S133.50 CHERRY 20200527000210850	alling S. Buyl	Asses	or sor's Market Value	e \$ 208,700.00		
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  Sales Contract  Appraisal  Other Half Value = \$104,350.00						
Closing State	ment					
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.						
		Instructio	ons			
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 <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 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 5/27/2020		Print	Vlaricela Salas			
Unattested		Sign_7/	Naricela Sala	EA.		
	(verified by)		(Grantor/Grant	ee/Owner/Agent) circle one		