

Return to after recordation:

Orange Coast Lender Services, 1000 Commerce Drive, Pittsburgh, PA 15275

STATE OF ALABAMA

COUNTY OF ~~ALTAUGA~~ ~~XXXXXX~~ Shelby

QUITCLAIM DEED

BENJAMIN DAVID MARSH and LINDSAY WALTON MARSH, formerly known as LINDSAY S. WALTON, husband and wife, whose mailing address is 200 W College St., Columbiana AL 35051, hereinafter referred to as “Grantor”

and


BENJAMIN DAVID MARSH and LINDSAY WALTON MARSH, husband and wife, whose mailing address is 200 W College St., Columbiana AL 35051, whose mailing address is 200 W College St., Columbiana AL 35051, hereinafter referred to as “Grantee”,

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 106, according to the amended plat Shelby Farms Subdivision, as recorded in map Book 46, Page 5, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to the Grantor herein by deed recorded as Instrument Number 20181101000386990, in the Office of the Judge of Probate of Shelby County, State of Alabama.

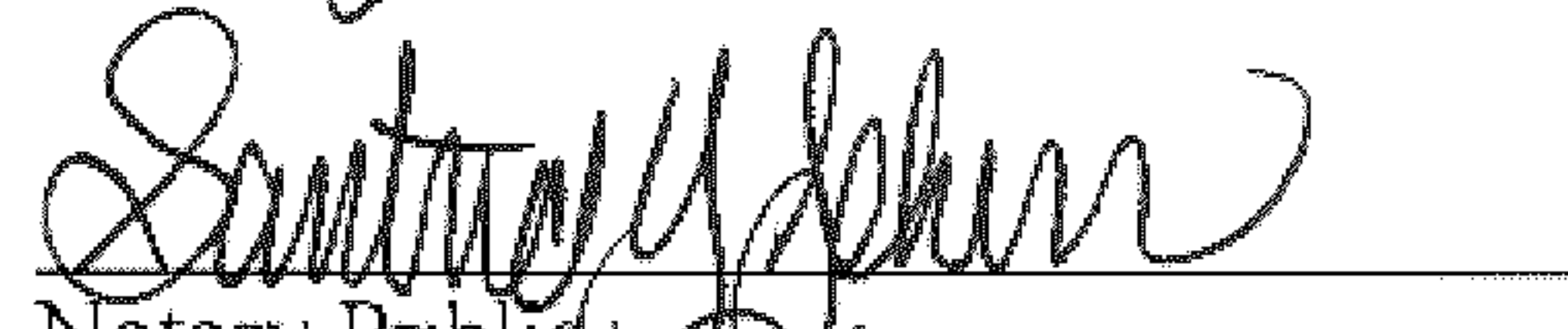

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:


LINDSAY WALTON MARSH,
formerly known as LINDSAY S. WALTON

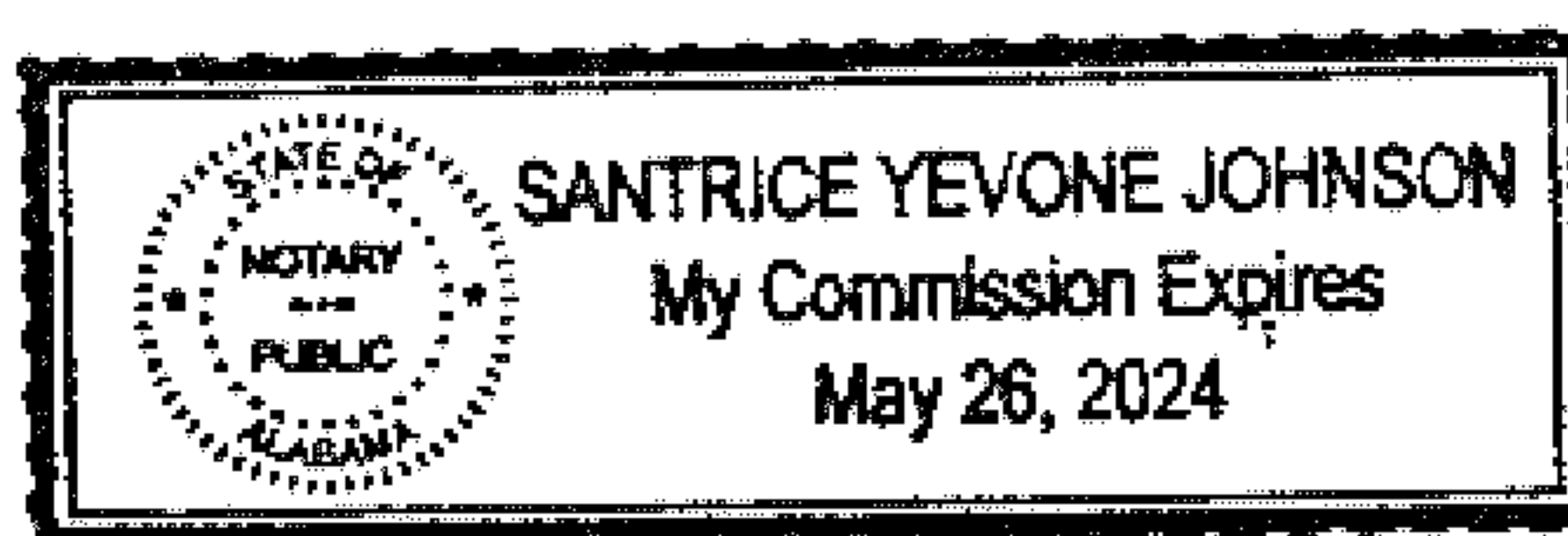
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that LINDSAY WALTON MARSH, formerly known as LINDSAY S. WALTON whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 14th day of August, 2020.


Notary Public

Print Name

My Commission expires: May 26, 2024



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Benjamin David Marsh and Lindsay Walton Marsh
200 W College St., Columbiana AL 35051

Grantee's address:
Benjamin David Marsh and Lindsay Walton Marsh
200 W College St., Columbiana AL 35051

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 14th day of August, 2020.

Benjamin David Marsh
BENJAMIN DAVID MARSH

STATE OF ALABAMA
COUNTY OF Shelby

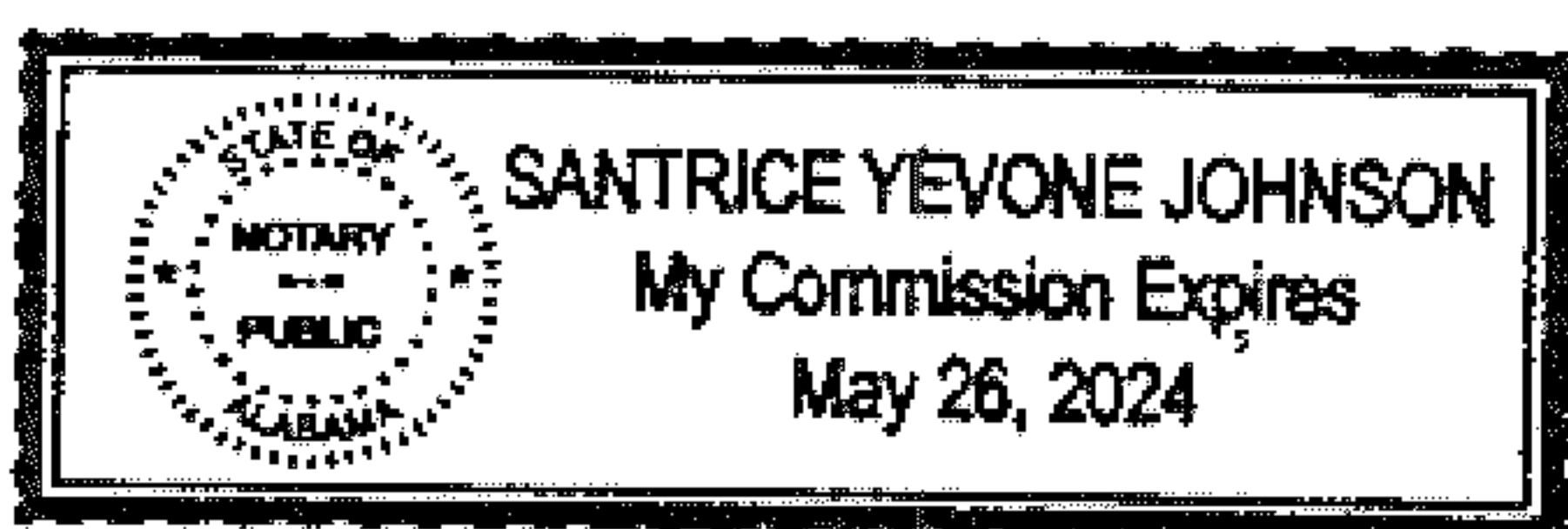
I, the undersigned Notary Public in and for said County and State, hereby certify that BENJAMIN DAVID MARSH, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 14th day of August, 2020.

Santrice Yevone Johnson
Notary Public

Santrice Yevone Johnson
Print Name

My Commission expires: May 26, 2024



Real Estate Sales Validation Form

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

Grantor's Name BENJAMIN DAVID and LINDSAY WALTON MARSH
Mailing Address 200 W College St.,
Columbiana AL 35051

Grantee's Name BENJAMIN DAVID and LINDSAY WALTON MARSH
Mailing Address 200 W College St.,
Columbiana AL 35051

Property Address 200 W College St.,
Columbiana AL 35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 36,600.00

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
- ☐ 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 10/20/2020

☒ Unattested

(verified by)

Print SHANNON TAYLOR

Sign Shannon Taylor

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2020 09:55:01 AM
\$33.00 CHARITY
20201020000475620

Allen S. Bayl