

ORDER NO. 69163144-D

QUIT CLAIM DEED
70955517-7566338

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
125 Ashby Street
Calera, AL 35040

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **JOHN A. PIERCE and MARY K. PIERCE, husband and wife** in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **JOHN A. PIERCE and MARY K. PIERCE, husband and wife**, herein referred to as Grantee, as **joint tenants with rights of survivorship**, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Tax Id Number(s): 28 4 17 1 003 046.000

Land situated in the County of Shelby in the State of AL

Lot 158, According to the survey of Camden Cove West Sector 3, Phase 2, as recorded in Map Book 35, Page 15, In the Probate Office of Shelby County, Alabama

Commonly known as: 125 Ashby Street, Calera, AL 35040

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining. The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

Homestead Clause: The above described property is the homestead of the GRANTORS herein.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by the Grantors.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 21 day of August, 2021.

GRANTORS:

John A. Pierce

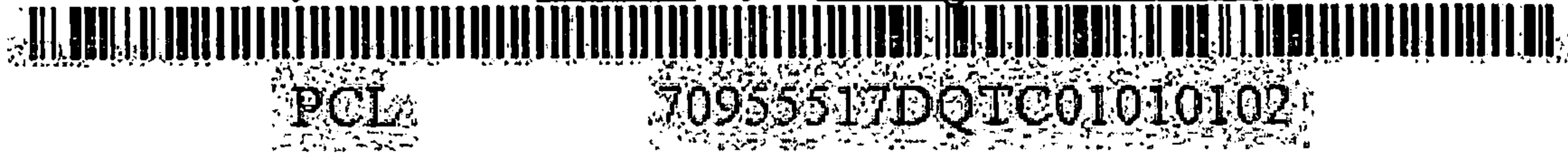
JOHN A. PIERCE

Witness

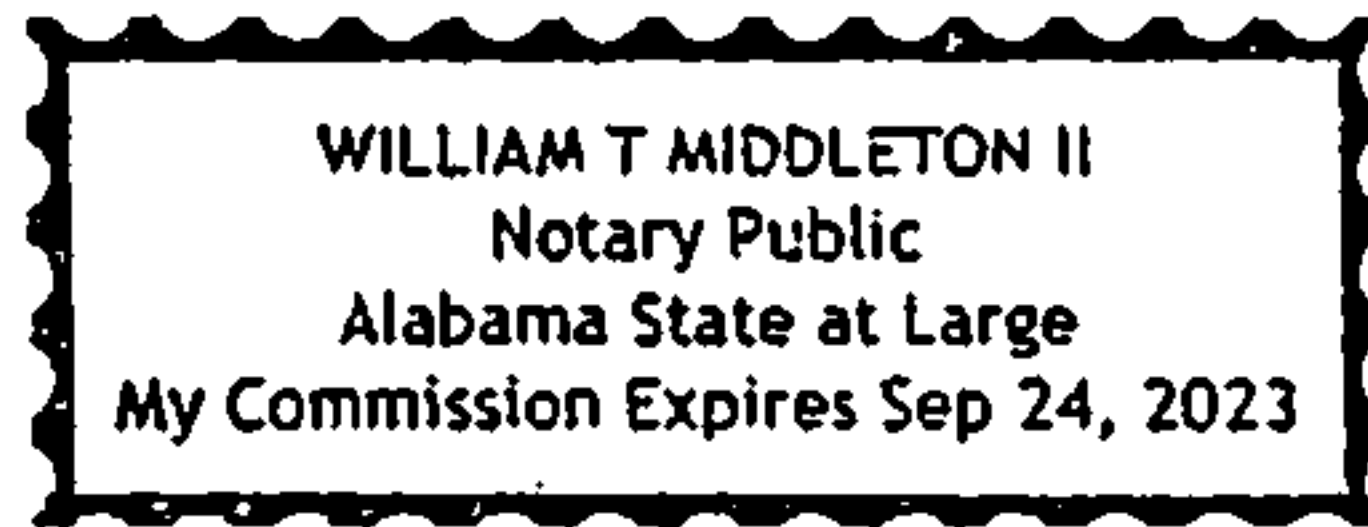
STATE OF ALABAMA)
COUNTY OF SHELBY)

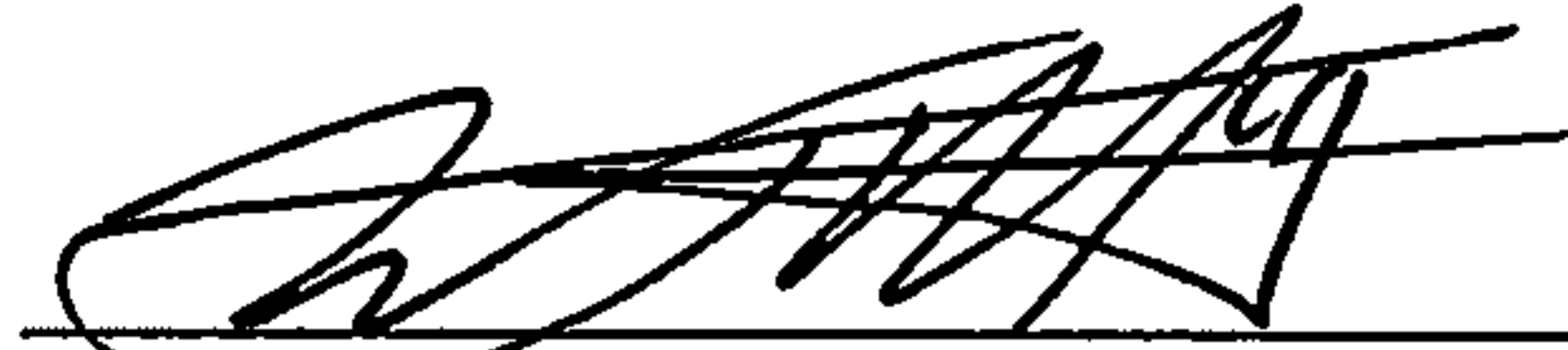
I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that **JOHN A. PIERCE**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of August, 2021.



(NOTARY SEAL)




Notary Public **William T. Middleton II**
My commission expires: 9/24/2023

Witness



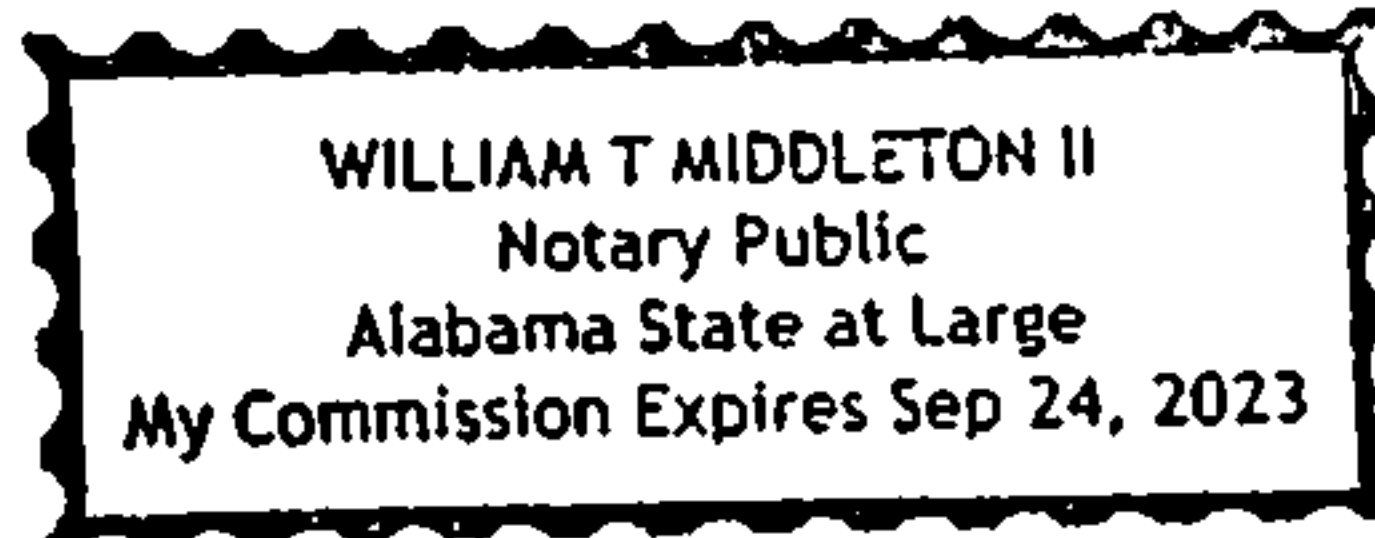
MARY K. PIERCE

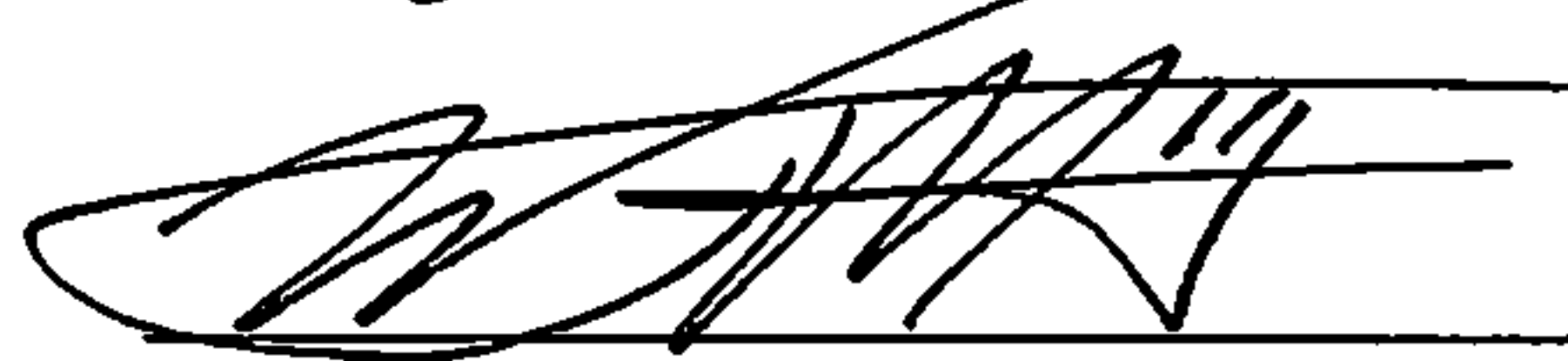
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that **MARY K. PIERCE**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of August, 2021.

(NOTARY SEAL)




Notary Public **William T. Middleton II**
My commission expires: 9/24/2023

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464



PCL

70955517DQTC01010202

Real Estate Sales Validation Form

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

Grantor's Name John A. Pierce and Mary K. Pierce
Mailing Address 125 Ashby Street
Calera, AL 35040

Grantee's Name John A. Pierce and Mary K. Pierce
Mailing Address 125 Ashby Street
Calera, AL 35040

Property Address 125 Ashby Street
Calera, AL 35040

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 16,020.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/14/2021 12:25:29 PM
\$29.00 JOANN
20210914000447480

Allen S. Boyd

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 Aug 21 21

Print John A Pierce - Mary K Pierce

Unattested (verified by)

Signature (Grantor/Grantee/Owner/Agent) circle one