

20220713000275710
07/13/2022 09:58:11 AM
QCDEED 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (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
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1198803

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 5 21 3 002 003.015

QUITCLAIM DEED

Michael Shane Ratley, married to grantee, hereinafter grantor, whose tax-mailing address is **822 Stoneridge Dr., Helena, AL 35080**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Michael Shane Ratley** and **Kathryn Baxter Ratley**, husband and wife, as Joint Tenants with Rights of Survivorship hereinafter grantees, whose tax mailing address is **822 Stoneridge Dr., Helena, AL 35080**, the following real property in Shelby County, Alabama:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **Being the same property as conveyed from Keith Cummings and his wife, Chris Cummings, to Michael Shane Ratley, a married man, as set forth in Deed Instrument #20030610000363350, dated 05/29/2003, recorded 06/10/2003, SHELBY County, ALABAMA.**

Executed by the undersigned on ^{MSF} July 7 6, 2022:

Michael Shane Ratley
Michael Shane Ratley

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Michael Shane Ratley** 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 6 day of July, 2022

Marc Jansen Farley
Notary Public

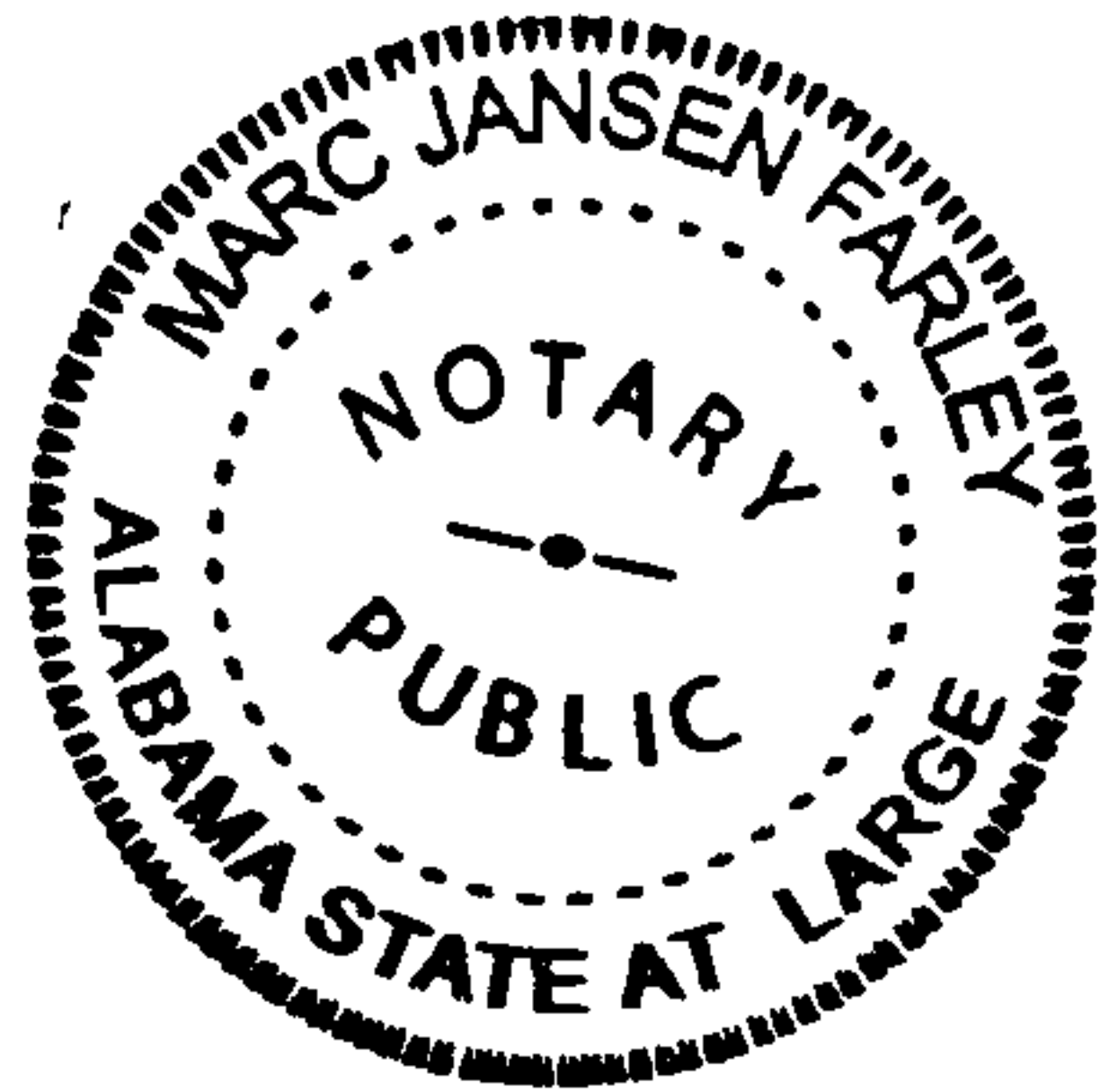


Exhibit A

File No.: 1198803

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

Lot 315, according to Survey of Phase I, Fieldstone Park, Third Sector, as recorded in Map Book 18, Page 113 A and B, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Keith Cummings and his wife, Chris Cummings, to Michael Shane Ratley, a married man, as set forth in Deed Instrument #20030610000363350, dated 05/29/2003, recorded 06/10/2003, SHELBY County, ALABAMA.

Tax ID: 13 5 21 3 002 003.015

Real Estate Sales Validation Form

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

Grantor's Name	Michael Shane Ratley	Grantee's Name	Michael Shane Ratley and Kathryn Baxter Ratley
Mailing Address	822 Stoneridge Dr., Helena, AL 35080	Mailing Address	822 Stoneridge Dr., Helena, AL 35080
Property Address	822 Stoneridge Dr., Helena, AL 35080	Date of Sale	7/6/2022
		Total Purchase Price	0.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 105,600.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input 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 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 7-6-2022

Print Michael Shane Ratley
Kathryn Baxter Ratley
Sign Michael Shane Ratley
Kathryn Baxter Ratley
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2022 09:58:11 AM
\$137.00 JOANN
20220713000275710



Form RT-1

Allie S. Bayl