

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280535564

MAIL TAX STATEMENTS TO:
Darrell K. Cameron
2590 Bridlewood Drive
Helena, AL 35080

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 135223001012.020

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 3 day of April, 2023 by and between **DARRELL K. CAMERON and LORNA R. CAMERON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, residing at 2590 Bridlewood Drive, Helena, AL 35080, hereinafter referred to as Grantor(s) and **DARRELL K. CAMERON, A MARRIED MAN**, residing at 2590 Bridlewood Drive, Helena, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FIFTY-THREE THOUSAND SIXTY-TWO and 00/100 (\$53,062.00) DOLLARS, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2590 Bridlewood Drive, Helena, AL 35080

Prior instrument reference: Instrument Number: 1998-31308, Recorded: 08/13/1998

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

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 17 day of April, 2023

Darrell K. Cameron
DARRELL K. CAMERON

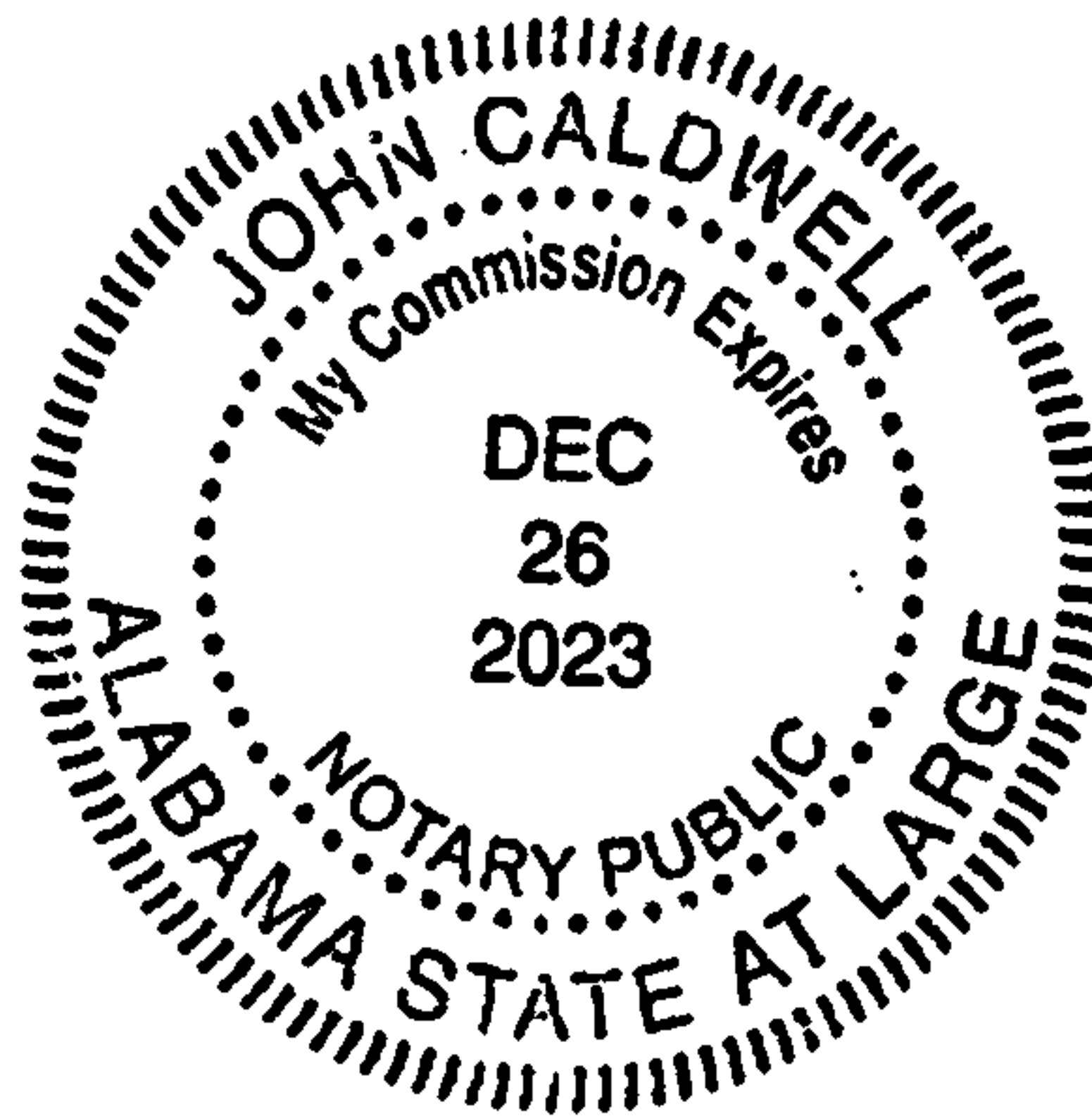
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that DARRELL K. CAMERON 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 17 day of April, 2023

John Caldwell
NOTARY PUBLIC

John Caldwell
My commission expires My Commission Expires
12/26/2023




LORNA R. CAMERON

STATE OF Tx
COUNTY OF Harris

I, the undersigned, a Notary Public in and for said County and State, hereby certify that LORNA R. CAMERON 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 3 day of April, 2023.


NOTARY PUBLIC

My commission expires: 1/9/2024

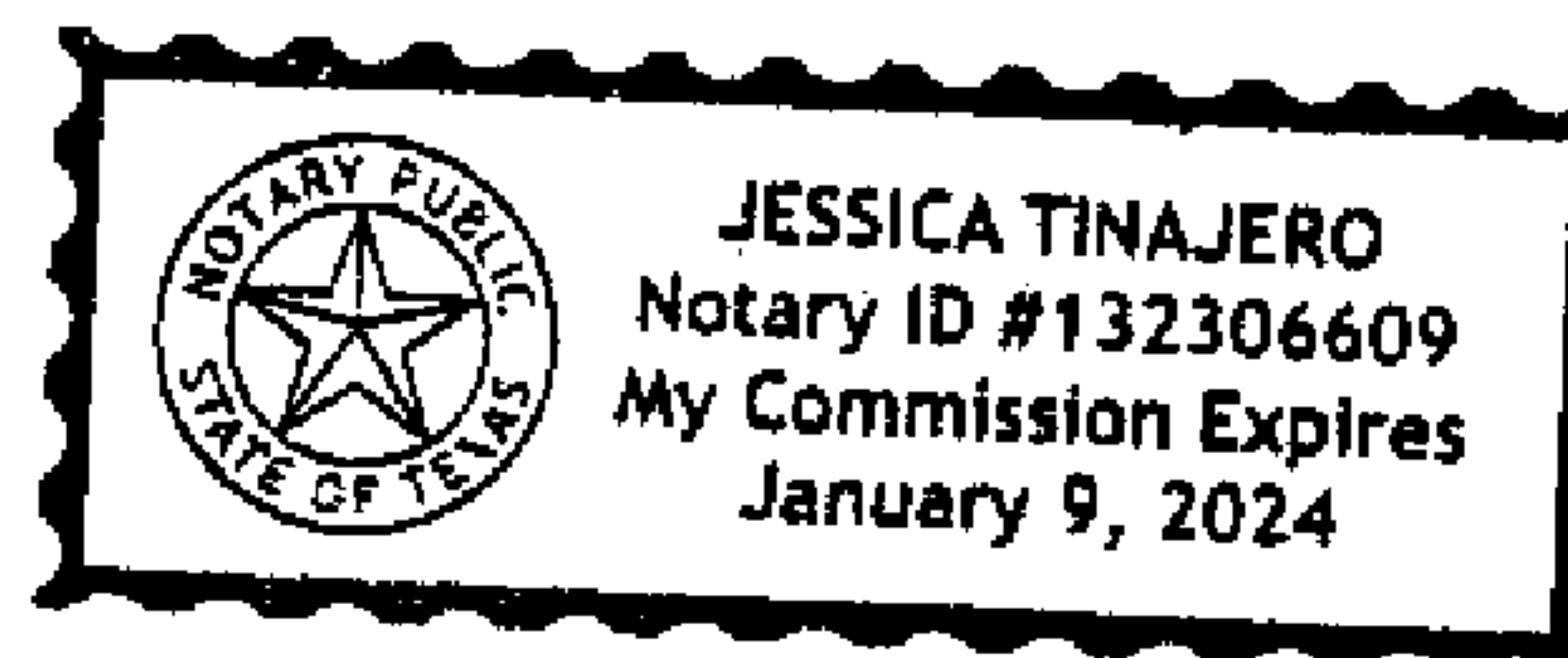


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN CITY OF HELENA, SHELBY COUNTY, STATE OF ALABAMA TO-WIT:

LOT 31, ACCORDING TO THE SURVEY OF DEARING DOWNS, 12TH ADDITION, 2ND PHASE, AS RECORDED IN MAP BOOK 16, PAGE 17, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

PARCEL ID NUMBER: 135223001012.020

PROPERTY COMMONLY KNOWN AS: 2590 BRIDLEWOOD DRIVE, HELENA, AL 35080

Real Estate Sales Validation Form**This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1**

DARRELL K. CAMERON and LORNA R. CAMERON

DARRELL K. CAMERON

Grantor's Name

Mailing Address

2590 Bridlewood Drive

Helena, AL 35080

Grantee's Name

Mailing Address

2590 Bridlewood Drive

Helena, AL 35080

Property Address

2590 Bridlewood Drive

Helena, AL 35080

Date of Sale 04/03/2023

Total Purchase Price \$53,062.00

or

Actual Value

\$

or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2023 02:30:17 PM
\$87.50 PAYGE
20230623000187640



Allie S. Byrd

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 Quit Claim Deed

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 4-17-23

Print

Darrell K Cameron

Sign

Darrell K Cameron

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one