



20230627000190540 1/3 \$305.00
Shelby Cnty Judge of Probate, AL
06/27/2023 10:17:53 AM FILED/CERT

This instrument was prepared by the undersigned, a duly qualified and licensed attorney at law, and is a true and correct copy of the original instrument as the same appears in the records of the probate office of Shelby County, Alabama.

This instrument was prepared by the undersigned, a duly qualified and licensed attorney at law, and is a true and correct copy of the original instrument as the same appears in the records of the probate office of Shelby County, Alabama.

Commitment Number: 544605

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (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:

Jean Allarde and Rodolfo Christopher Allarde
2115 Cahaba Valley Road, Indian Springs, Alabama 35124

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
10-9-29-0-002-018-000

QUITCLAIM DEED

Jean Allarde, widowed and not remarried, hereinafter grantor, whose tax-mailing address is 2115 Cahaba valley road, Indian Springs, Alabama 35124, without monetary consideration, grants and quitclaims to Jean Allarde, a widow and Rodolfo Christopher Allarde, an unmarried man, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is 2115 Cahaba Valley Road, Indian Springs, Alabama 35124, the following real property:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

LOT 2 BLOCK 2 ACCORDING TO THE SURVEY OF INDIAN SPRINGS RANCH AS RECORDED IN MAP BOOK 4, PAGE 29 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

AND ALSO LOT 3, IN BLOCK 2, ACCORDING TO THE SURVEY OF INDIAN SPRINGS RANCH AS RECORDED IN MAP BOOK 4, PAGE 29 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

P.T.D#: 10-9-29-0-002-018-000

Property Address is: 2115 Cahaba Valley Road, Indian Springs, Alabama 35124

Shelby County, AL 06/27/2023
State of Alabama
Deed Tax: \$277.00



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The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: Quitclaim Deed

Executed by the undersigned on _____, 2015:

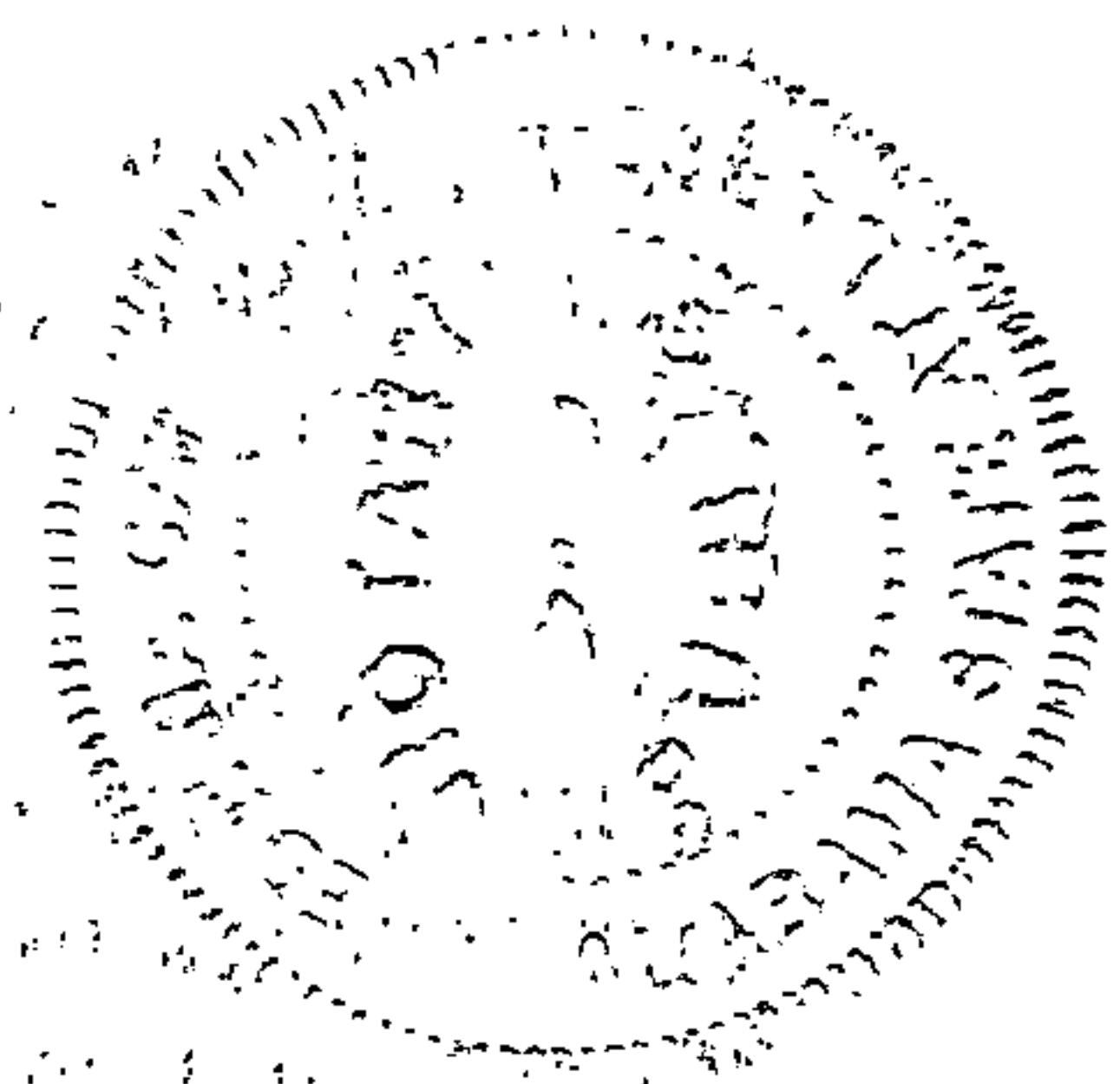
Jean Allarde
Jean Allarde

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Jean Allarde** 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 3 day of June, 2015

Edwina A. Carls
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name JEAN ALLARDE
Mailing Address 2115 CAHABA VALLEY RD
INDIAN SPRINGS, AL
35124

Grantee's Name RODOLFO CHRISTOPHER
Mailing Address 2115 CAHABA VALLEY RD
INDIAN SPRINGS, AL
35124

Property Address 2115 CAHABA VALLEY RD
INDIAN SPRINGS, AL
35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 553,450



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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 1/2 interest \$276,725

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 6/27/2023

Print Rodolfo Christopher Allard

Unattested

(verified by)

Sign

Rodolfo Christopher Allard

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1