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Order Number:
18605AL-S1

QUITCLAIM DEED

STATE OF ALABAMA)

Send Future Tax Notices to:
Justin B. Cash and Morgan Cash
301 Rossburg Dr
Calera, AL 35040

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars and Zero Cents (\$10.00) and other valuable consideration, to the undersigned Grantor, **JUSTIN B. CASH**, a married man, whose mailing address is 301 Rossburg Dr, CALERA, AL 35040, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, and quitclaim unto **JUSTIN B. CASH** and **MORGAN CASH**, husband and wife, as joint tenants with right of survivorship, whose mailing address is 301 Rossburg Dr, Calera, AL 35040, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 17, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

Prior Deed Reference: Deed Instrument No. 20180425000140070

APN: 2828 3 05 0 010 003.000

Commonly known as: 301 Rossburg Dr, Calera, AL 35040

Fair Market Value: \$250,000.00

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.

The above-described property does constitute part of the Grantors' homestead.

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 First American.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.



IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 12 day of February, 20 24.

GRANTOR:

Justin B Cash
JUSTIN B. CASH

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, ISABEL GUADALUPE HORNE, a Notary Public in and for said County in said State, hereby certify that JUSTIN B. CASH 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 the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 12 day of FEBRUARY, 20 24.

Given under my hand this the 12 day of FEBRUARY, 20 24.

(NOTARY SEAL)

[Signature]
Notary Public
My commission expires: 07/02/2025

This instrument was prepared by:
Lauren Sonnier
Law Offices of Lauren Sonnier, PLLC
P. O. Box 1516
Ocean Springs, MS 39566
Alabama Bar ID: DUV002

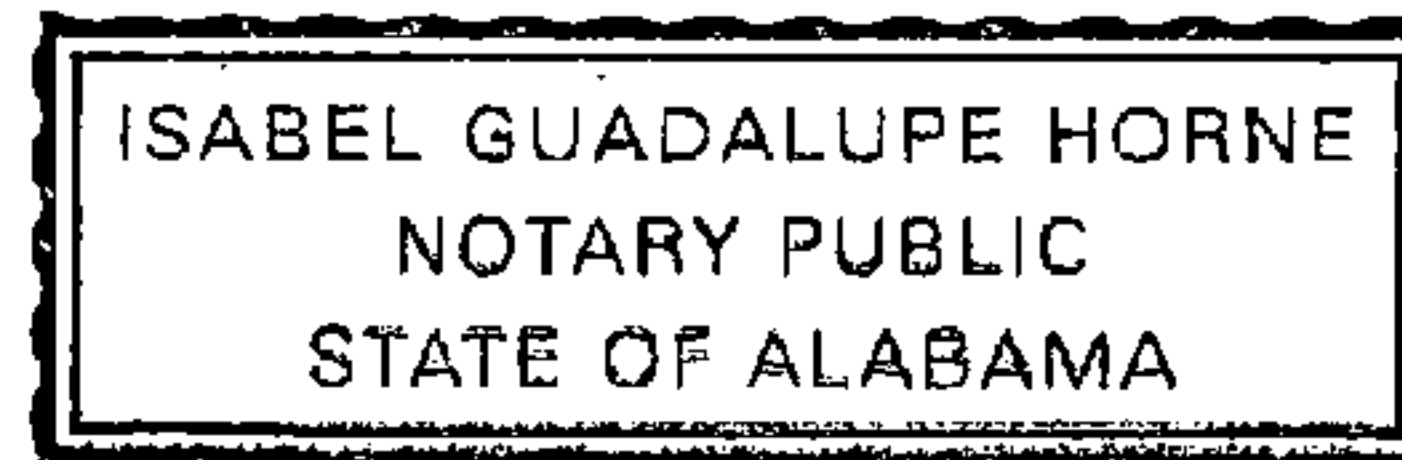


EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 17, ACCORDING TO THE SURVEY OF ROSSBURG, SECTOR II, AS RECORDED IN MAP BOOK 36, PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

THE DERIVATION OF SAME BEING:

The same being property conveyed by Deed executed by **HALEY BURKE AND ADAM COONER, WIFE AND HUSBAND**, on **4/20/2018**, as recorded on **4/25/2018** at Book/Liber , Page/Folio , Instrument **20180425000140070** in the land records of **SHELBY COUNTY, ALABAMA.**

Parcel Identification Number: **28 3 05 0 010 003.000**



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/16/2024 02:12:20 PM
 \$281.00 JOANN
 20240216000041380

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name JUSTIN B. CASH
 Mailing Address 301 ROSSBURG DR
CALERA, AL 35040-5058

Grantee's Name JUSTIN B. CASH AND
 Mailing Address MORGAN CASH
301 ROSSBURG DR
CALERA, AL 35040-5058

Property Address 301 ROSSBURG DR
CALERA AL 35040-5058

Date of Sale 2-12-2024
 Total Purchase Price \$ 10.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 02-15-2024

Print Meghan Kuszmaul

☐ Unattested

Sign *Meghan Kuszmaul*
 (Grantor/Grantee/Owner/Agent) ☒ Circle one

(verified by)