

This Instrument Prepared By:
Kim McConnell
3187 Lee Street
Pelham, AL 35124

Send Tax Notice To: Timothy Kent and Lauren Kent
2055 Highway 32
Columbiana, AL 35051

QUIT CLAIM DEED (To Clear Title)

STATE OF ALABAMA)
COUNTY OF SHELBY)

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration, and to clear title to the below described property, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Lindsay Marsh, Christi Freeman, and Nici Morrison (herein referred to as grantor), do grant, bargain, sell, quitclaim, remise, release, and convey unto Timothy Walker Kent and Lauren Ashley Kent (herein referred to as grantee), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1 and 2, according to the Walton Family Subdivision plat, as recorded in Map Book 44, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

Also, that part of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 20 South, Range 1 East lying East of Pumpkin Swamp Road and North of Dorrough Road, Less and Except Instrument #2002-09834; Instrument #20130905000361910 and Real Book 325, Page 978.

SUBJECT TO:

1. Ad Valorem taxes for the year 2024 and subsequent years,
2. Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.


The property described herein is not the homestead of any of the grantors, or their spouses. This deed is being executed to clear title to that property previously conveyed to the grantees herein in Instrument #20220725000290950


This instrument is prepared without evidence of title condition or survey.

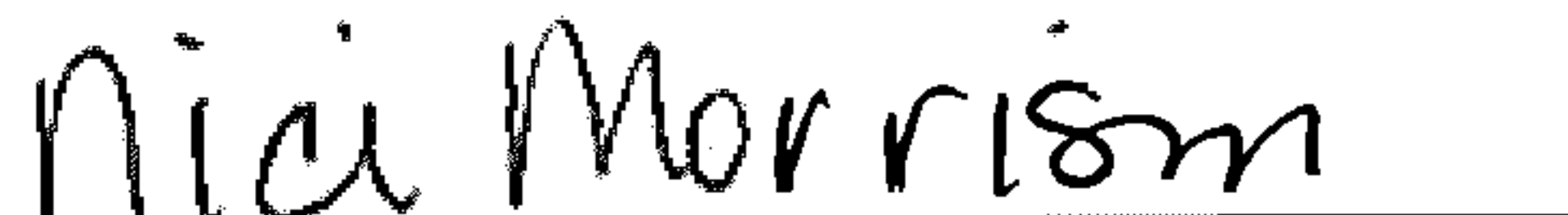
TO HAVE AND TO HOLD to Timothy Walker Kent and Lauren Ashley Kent as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

TO HAVE AND TO HOLD to Timothy Walker Kent and Lauren Ashley Kent

IN WITNESS WHEREOF, Lindsay Marsh, Christi Freeman, and Nici Morrison have hereunto set their hand and seal, this 19th day of April, 2024.


Lindsay Marsh

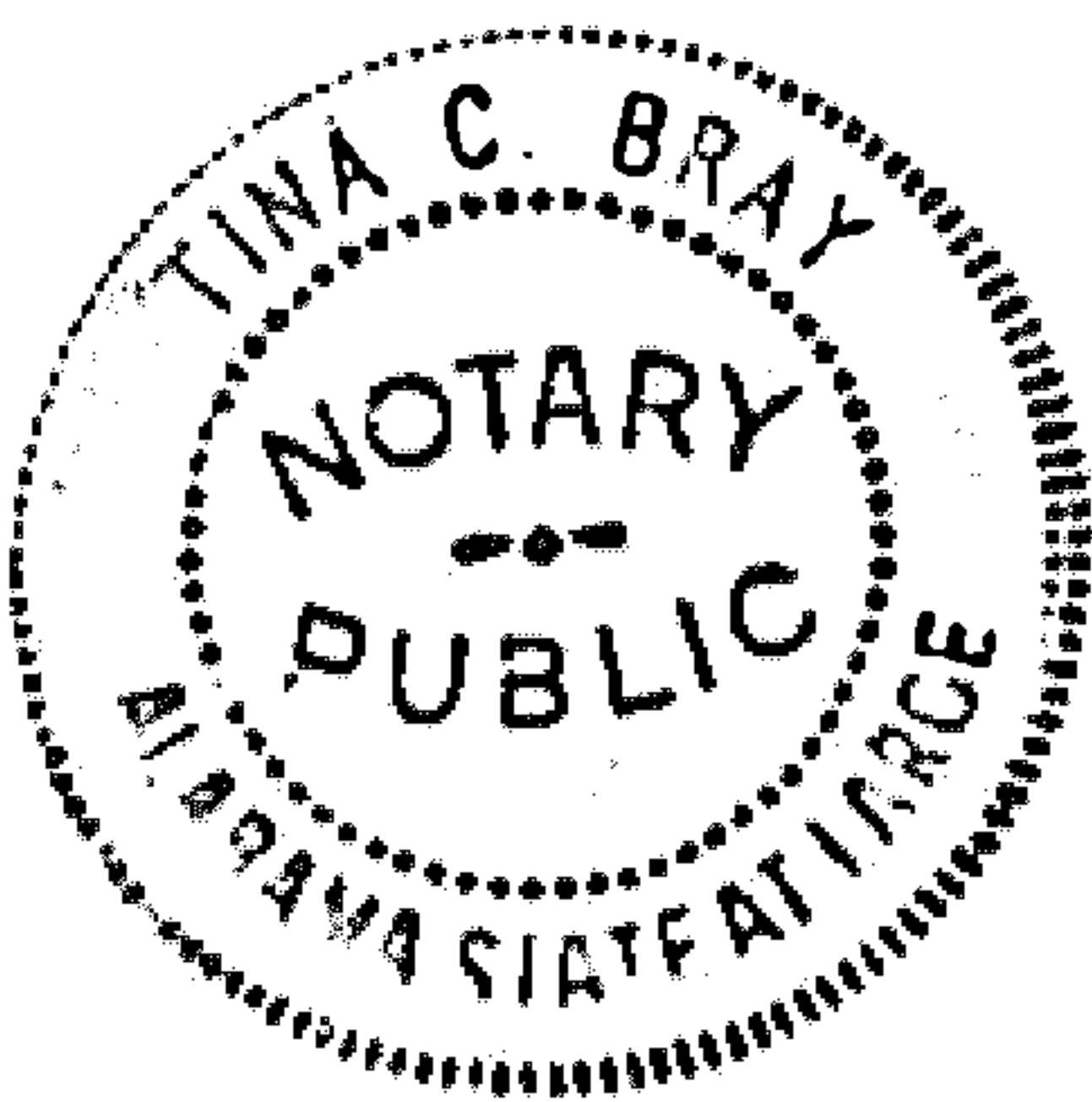

Christi Freeman



Nici Morrison

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Christi Freeman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 19th day of April, 2024.




Notary Public
My Commission Expires: 7-27-27

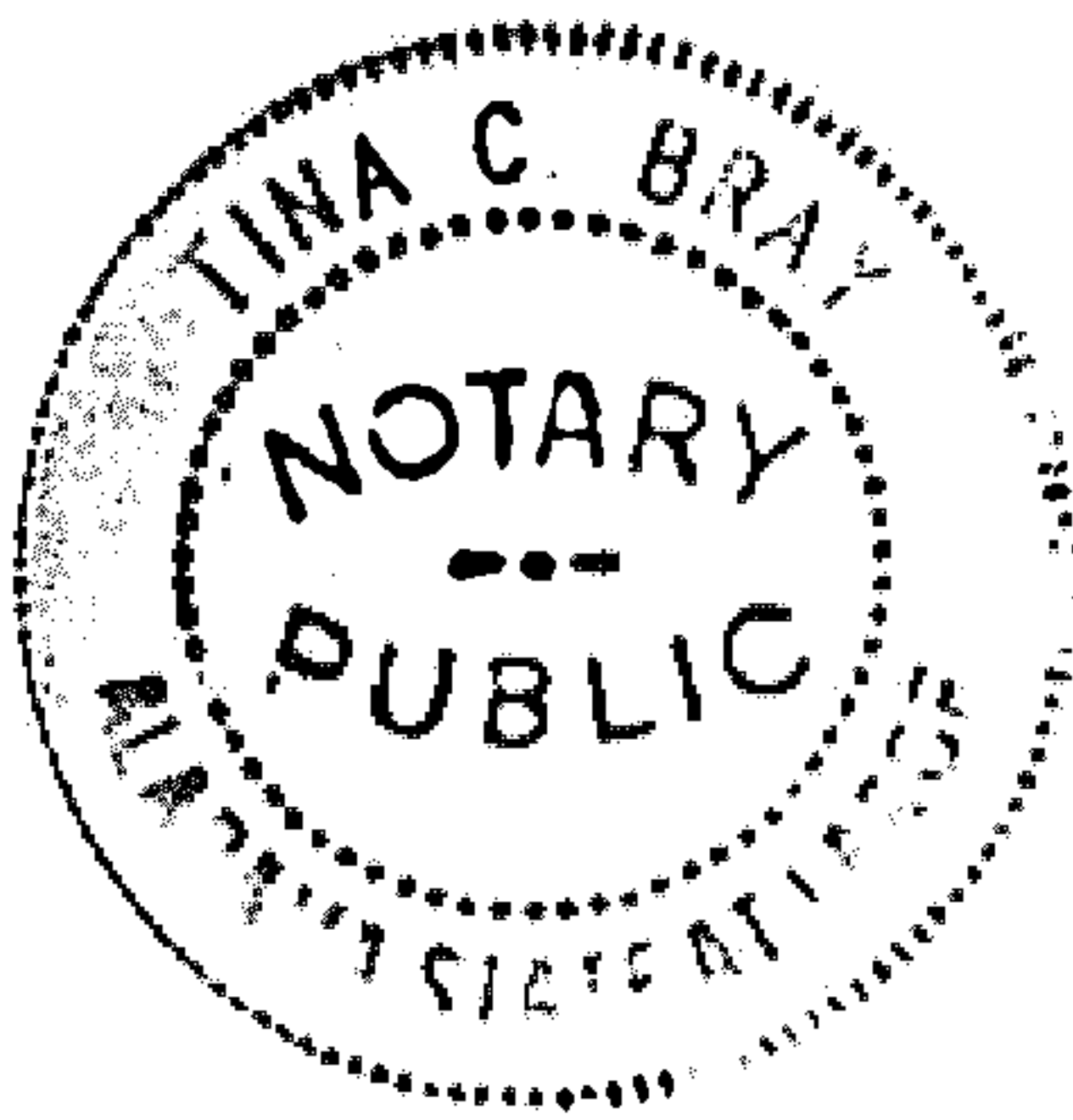
(SEAL)

(SEE ACKNOWLEDGMENTS ATTACHED)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Nici Morrison, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 19th day of April, 2024.



A handwritten signature in cursive script that reads "Tina C. Bray".

Notary Public

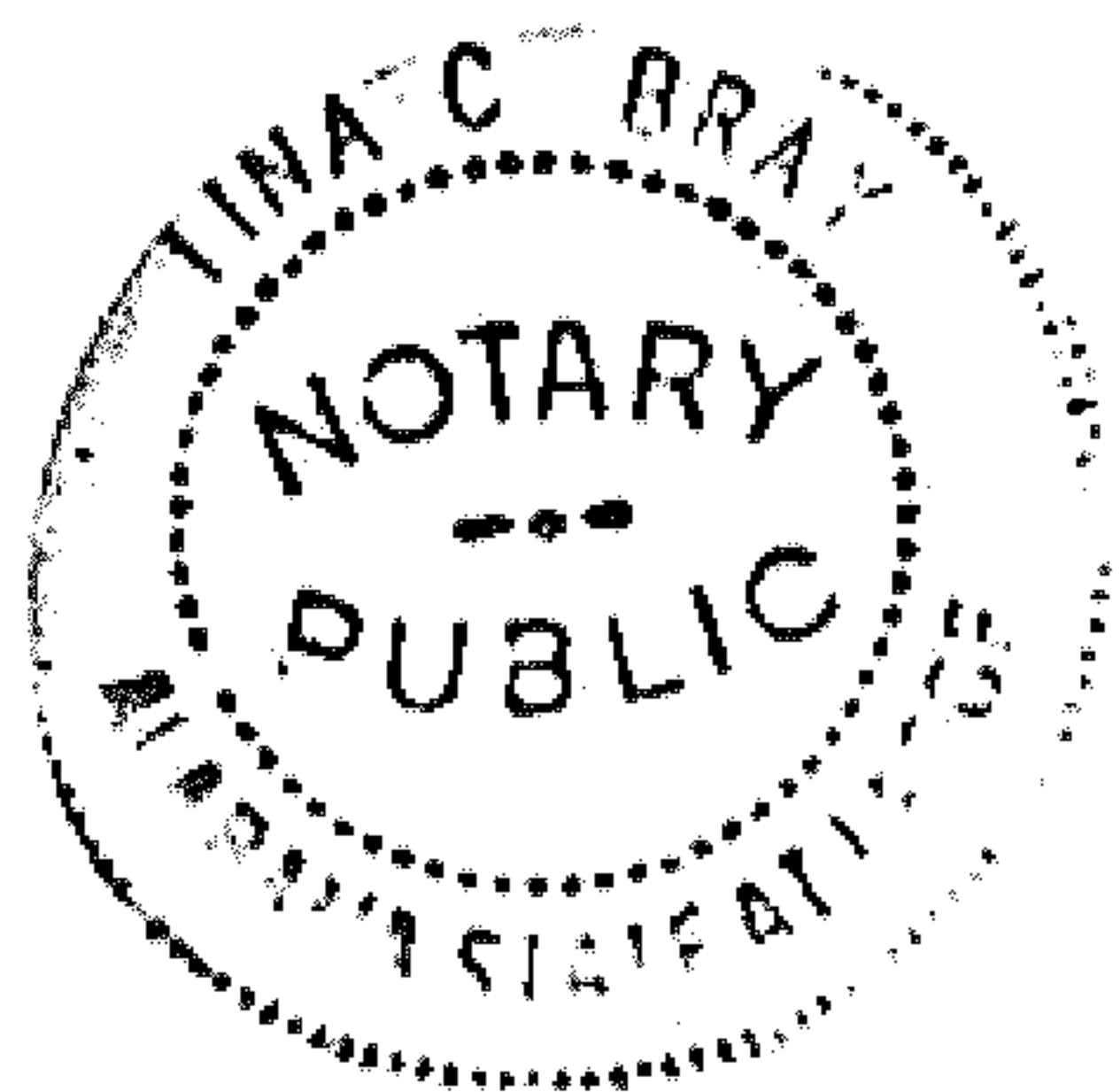
My Commission Expires: 7-7-2027

(SEAL)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that Lindsay Marsh, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me this date that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 19th day of April, 2024.



A handwritten signature in cursive script that reads "Tina C. Bray".

Notary Public

My Commission Expires: 7-7-2027

(SEAL)

Real Estate Sales Validation Form

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

Grantor's Name Lindsay Marsh, Christ Grantee's Name Timothy + Lauren Kent
 Mailing Address Freeman + Nick Morrison Mailing Address 2055 Hwy 32
174 Shelby Farms Dr Columbiana, AL 35051
Alabaster, AL 35007

Property Address 2055 and 2063 Date of Sale 4/19/24
Hwy 32 Total Purchase Price \$ _____
Columbiana, AL or
35051 Actual Value \$ _____
 Assessor's Market Value \$ \$17,800

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 to clear title

tax pd on Instrument # 20220725000
290950

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 4/19/24

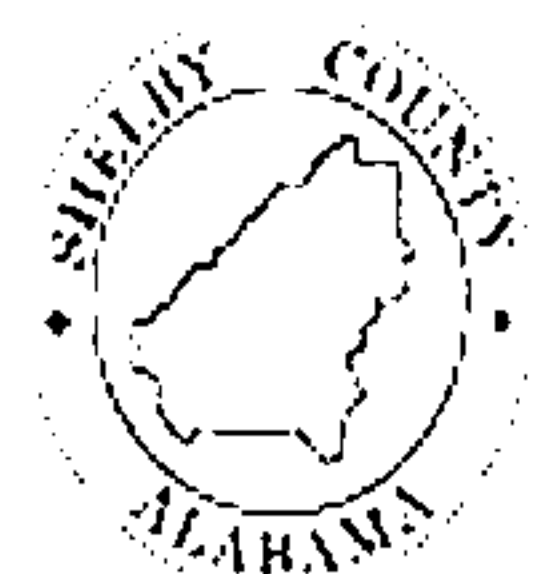
Print Kia McConnell

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/02/2024 10:03:31 AM
 \$32.00 PAYGE
 20240502000128110

Allison Bevil

Form RT-1