

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged I, **Stephen C. Kelly, an unmarried man**, (herein referred to as GRANTOR), do hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Matthew Scott Kelly and Brandy Kelly**, (herein referred to as GRANTEES) all my right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to wit:

Lot 810, according to the Survey of Final Plat Riverwoods, Eights Sector, Phase I, as recorded in Map Book 43, Page 28A & 28B, in the Probate Office of Shelby County, Alabama.

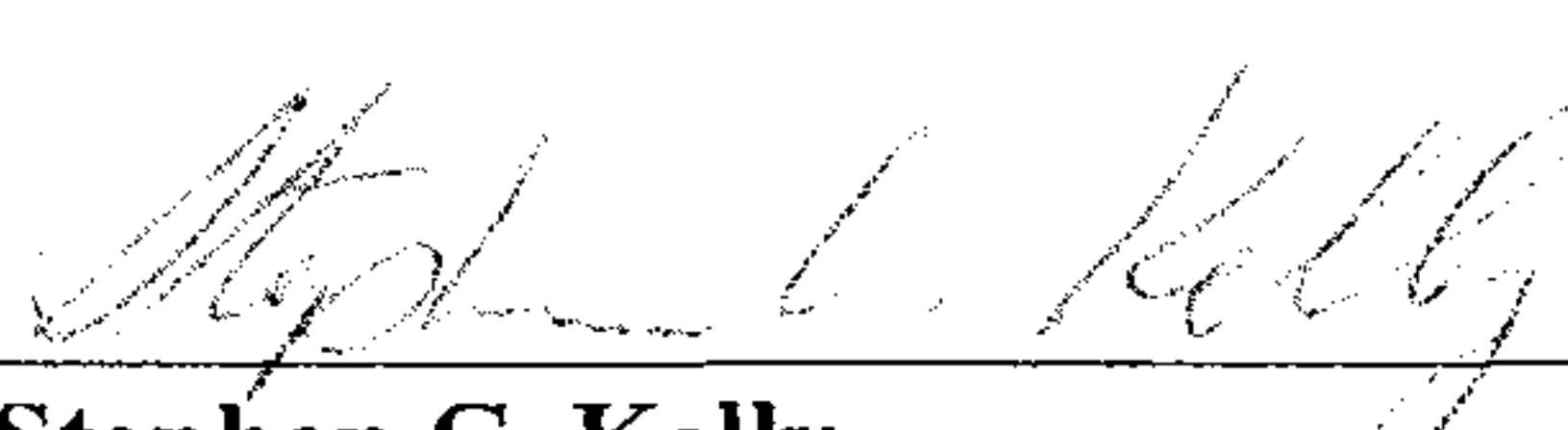
For ad valorem tax purposes only, the address for the above described property is 209 West Trestle Way, Helena, AL 35080.

This document was prepared by Rick Battaglia as Scrivener only, Rick Battaglia makes no representation as the sufficiency or status of title for the above described property.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of July, 2018.


Stephen C. Kelly

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Stephen C. Kelly, 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 and official seal this the 19th day of July, 2018

Sondra D. Hall



Notary Public

State of Alabama at LARGE
THIS INSTRUMENT PREPARED BY:

Smith Closing & Title, LLC 3000 Riverchase Galleria, Suite 705, Birmingham, AL 35244


NOTARY PUBLIC

My Commission Expires: 12/14/20

Real Estate Sales Validation Form

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

Grantor's Name Stephen C. Kelly
 Mailing Address 209 West Trestle Way
Helena, AL 35080

Grantee's Name Matthew Scott Kelly & Brandy Kelly
 Mailing Address 209 West Trestle Way
Helena, AL 35080

Property Address 209 West Trestle Way
Helena, AL 35080

Date of Sale 07/24/2018
 Total Purchase Price \$ 268,846.00

Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 08/03/2018 02:46:50 PM
 \$19.00 CHERRY
 20180803000278060



James W. Fuhrmeister

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 _____

Print Leanne G. Ward

Unattested

(verified by)

Sign Leanne G. Ward

(Grantor/Grantee/Owner/Agent) circle one