

20190313000081180
03/13/2019 01:44:54 PM
DEEDS 1/4

AFTER RECORDING RETURN TO:

Timothy J. Brennan
55 Circle 2
Shelby, AL 35143
File No. ARS-24983

MAIL TAX STATEMENTS TO:

Timothy J. Brennan
55 Circle 2
Shelby, AL 35143

THIS DOCUMENT PREPARED BY:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Tax ID No.: 31 3 06 0 001 003.000

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 6TH day of MARCH, 2019, by and between **Timothy J. Brennan A/K/A Timothy John Brennan**, a mailing address of 55 Circle 2, Shelby, AL 35143, hereinafter referred to as Grantor(s) and **Timothy J. Brennan, an unmarried man**, a mailing address of 55 Circle 2, Shelby, AL 35143, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, 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: 55 Circle 2, Shelby, AL 35143

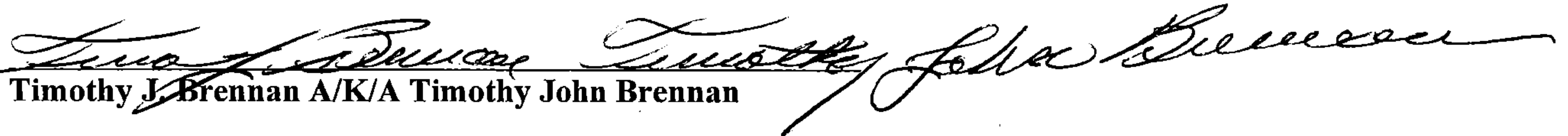
SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument Number: 20181203000421620, Recorded: 12/03/2018

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).


IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

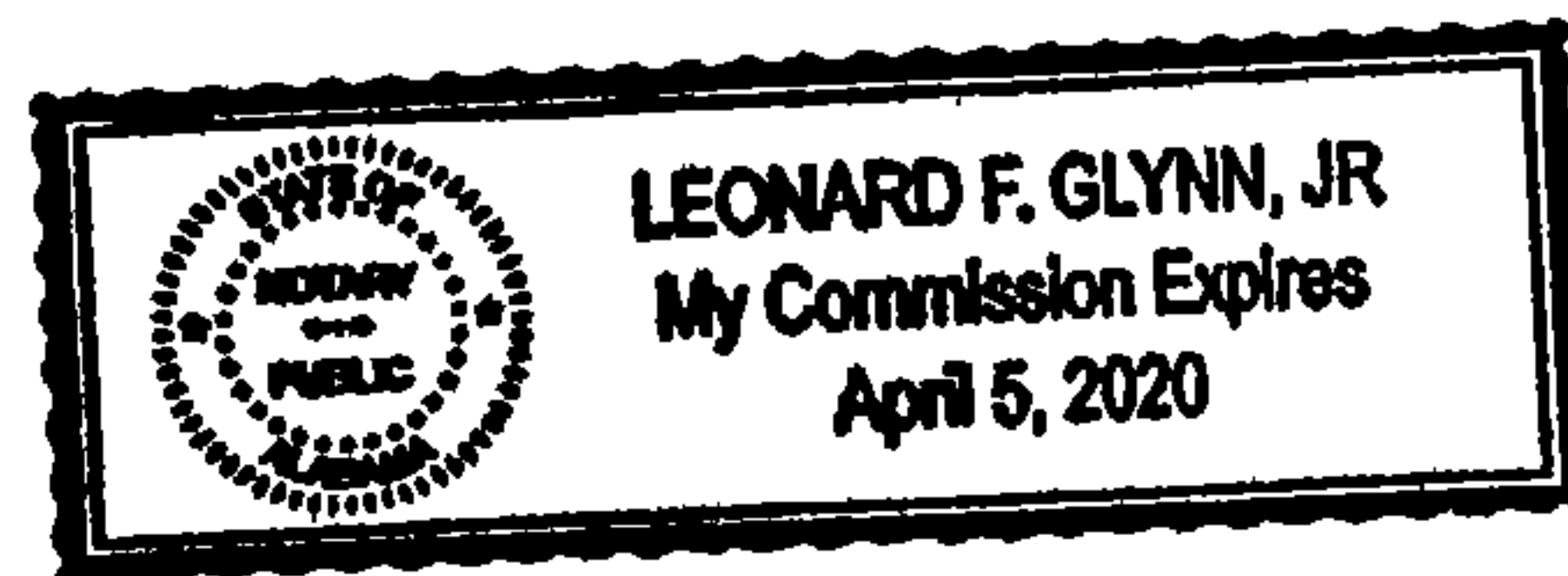

Timothy J. Brennan A/K/A Timothy John Brennan

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Timothy J. Brennan A/K/A Timothy John Brennan, 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 6th day of MARCH, 2019.


NOTARY PUBLIC Leonard F. Glynn, Jr.
My commission expires: 04/05/2020



No title exam performed by the preparer. Legal description and party's names provided by the party.

ARS-24983

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOTS 28 AND 29, IN SHELBY SHORES, FIRST ADDITION, ACCORDING TO THE MAP OF
SAID SHELBY SHORES, FIRST

ADDITION, AS RECORDED IN MAP BOOK 5, PAGE 29, IN THE PROBATE OFFICE OF
SHELBY COUNTY ALABAMA.

SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA.

Tax Parcel ID No.: 31 3 06 0 001 003.000

Commonly known as: 55 Circle 2, Shelby, AL 35143

However, by showing this address no additional coverage is provided

Real Estate Sales Validation Form

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

Grantor's Name Timothy J. Brennan
 Mailing Address 55 Circle 2
Shelby AL 35143

Grantee's Name Timothy J. Brennan
 Mailing Address 55 Circle 2
Shelby AL 35143

Property Address 55 Circle 2
Shelby AL 35143

Date of Sale 3/6/19
 Total Purchase Price \$ 1.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 204,830.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/13/2019 01:44:54 PM
 \$25.00 CHERRY
 20190313000081180

Allen S. Bayl

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 PERFECT TITLE

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 3/13/19

Print Meinda Alban

☐ Unattested
 (verified by)

Sign Meinda Alban
 (Grantor/Grantee/Owner/Agent) circle one