

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:

File No. 272569

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
08-9-31-1-004-047.000

QUITCLAIM DEED


Exempt from recordation tax. Ala. Code Sec. 40-22-1 (b) (2)

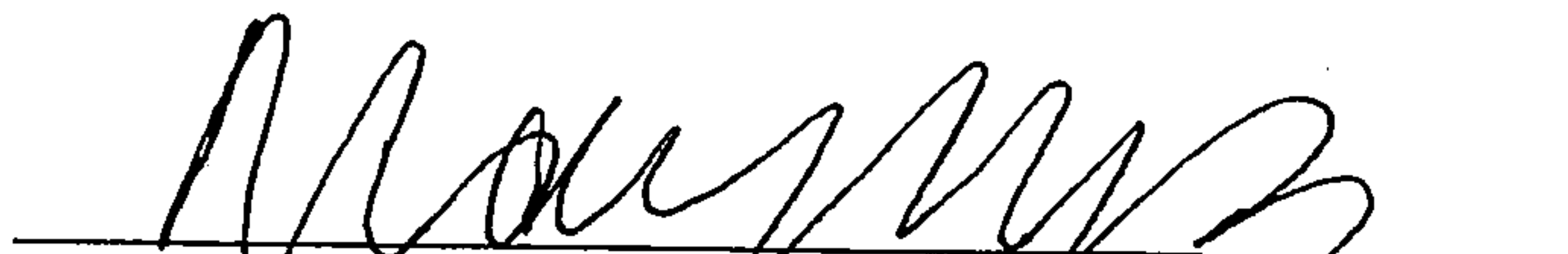
MACKENZIE ALEXANDER BROWN and MARY MARTIN BROWN, who acquired title as Mary Martin Messer, husband and wife, hereinafter grantors, for \$0.00 (Zero dollars and no cents) in consideration paid, grant and quitclaim to MACKENZIE ALEXANDER BROWN and MARY MARTIN BROWN, for and during their joint lives as 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 566 GRAYSON PL, CHELSEA, AL 35043, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **20180705000239190** recorded on **07/05/2018**

Executed by the undersigned on OCTOBER 29, 2019:

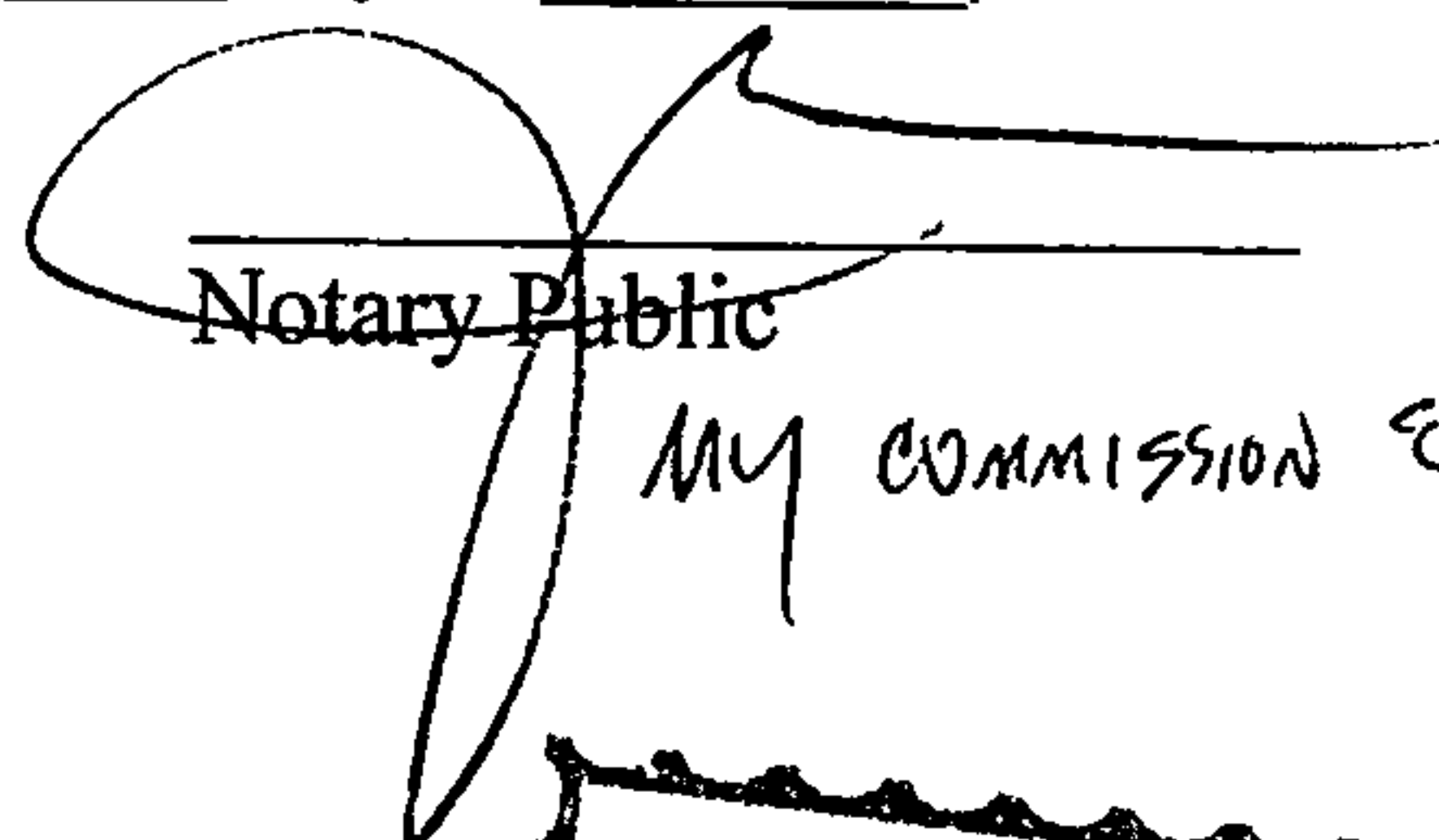

MACKENZIE ALEXANDER
BROWN

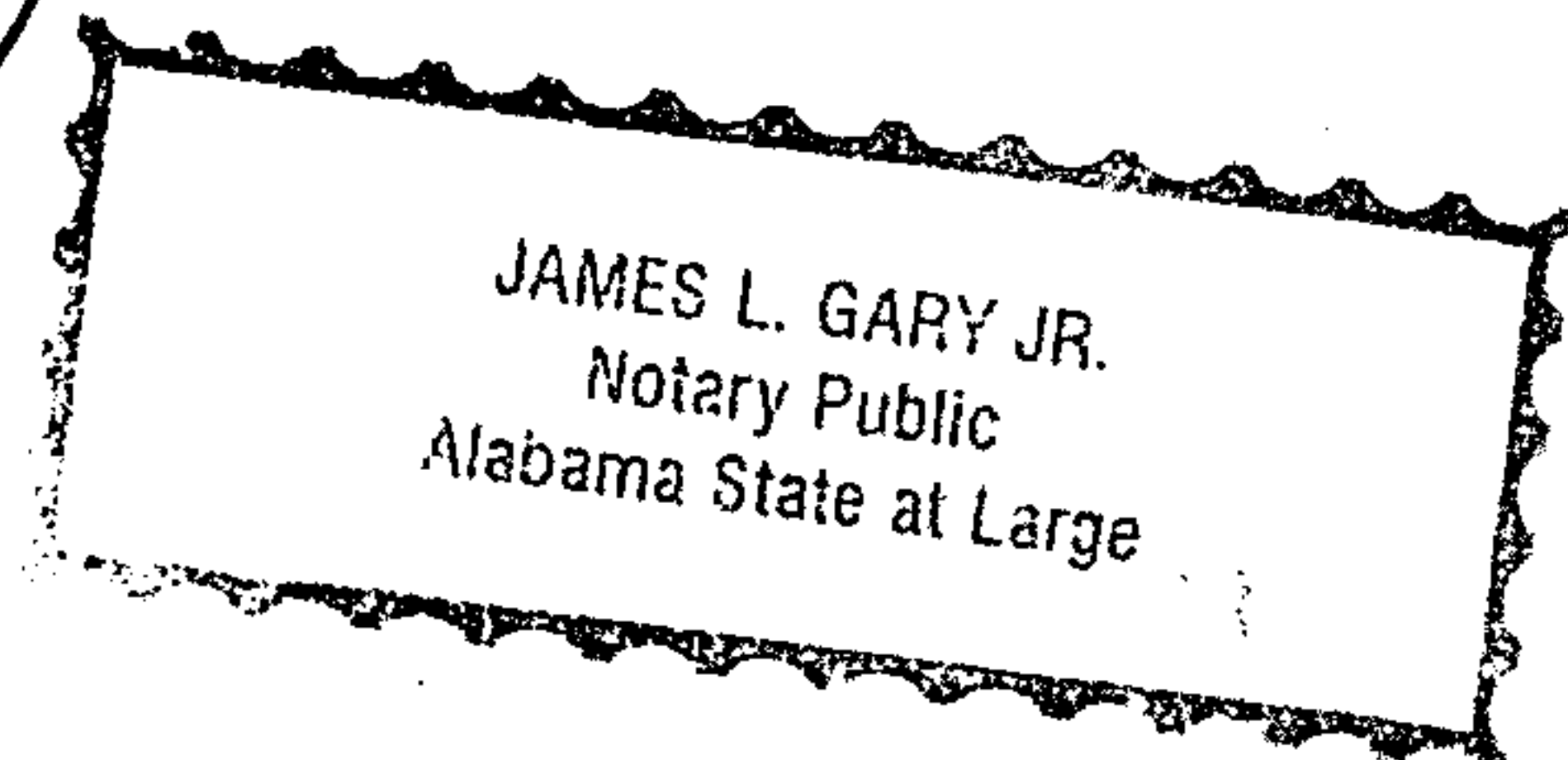

MARY MARTIN BROWN, who
acquired title as Mary Martin
Messer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **MACKENZIE ALEXANDER BROWN** and **MARY MARTIN BROWN**, who acquired title as **Mary Martin Messer** 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 29th day of OCTOBER, 2019


Notary Public
MY COMMISSION EXPIRES 7/26/23



**EXHIBIT A
(LEGAL DESCRIPTION)**

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Lot 7-125, according to the Survey of Chelsea Park 7th Sector, Third Addition, Grayson Place Neighborhood, as recorded in Map Book 48, Page 95, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector filed for record as Instrument No. 20061229000634370, and Supplementary Declaration of Covenants, Conditions and Restrictions for Chelsea Park 7th Sector as recorded in Instrument No. 20151230000442850 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Being the same property as conveyed from Embassy Homes, LLC, an Alabama limited liability company to Mackenzie Alexander Brown and Mary Martin Messer, for during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion as set forth in Deed Instrument #20180705000239190 dated 06/27/2018, recorded 07/05/2018, SHELBY County, ALABAMA.

Tax ID: 08-9-31-1-004-047.000

PROPERTY ADDRESS 566 GRAYSON PL, CHELSEA, AL 35043

Real Estate Sales Validation Form

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

Grantor's Name	MACKENZIE ALEXANDER BROWN and MARY MARTIN BROWN, married, who acquired title as Mary Martin Messer	Grantee's Name	MACKENZIE ALEXANDER BROWN and MARY MARTIN BROWN
Mailing Address		Mailing Address	566 GRAYSON PL, CHELSEA, AL 35043
Property Address	566 GRAYSON PL, CHELSEA, AL 35043	Date of Sale	10/29/19
		Total Purchase Price	#0
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 254,108.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	no money being transferred.

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	10/29/19	Print	Mackenzie Alexander Brown
Unattested		Sign	Mackenzie Alexander Brown
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/06/2019 03:49:56 PM
\$32.00 CHARITY
20191106000413240

Allen S. Bayl