

STATE OF ALABAMA)
SHELBY COUNTY)

20191202000444520 1/2 \$29.00
Shelby Cnty Judge of Probate, AL
12/02/2019 01:17:31 PM FILED/CERT

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee, the receipt whereof is acknowledged, **Weatherly Highlands Residential Association, Inc.** (herein referred to as Grantor), does by these presents remise, release, quitclaim and convey unto **Russell P. Redford III and Kristy M. Redford**, (herein referred to as Grantees), for and 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, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2829, according to a corrective map of Weatherly Highlands, The Cove, Sector 28, Phase II, as recorded in Map Book 30, Page 92, in the Probate Office of Shelby County, Alabama.

Otherwise known as 188 Cove Lane, Pelham, AL 35124.

TO HAVE AND TO HOLD, to the said Grantees, and grantees' heirs and assigns, forever.

IN WITNESS WHEREOF, the said Grantor by its President, who is authorized to execute this conveyance, has executed this deed this the 25 day of October 2019.

Weatherly Highlands Residential Association, Inc.

BY: _____

Its: President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAY BYRD, whose name as President of **Weatherly Highlands Residential Association, Inc.**, an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me, on this day that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 25 day of OCT 2019.



Paquette
Notary Public

My commission expires: April 20, 2022

This instrument was prepared WITHOUT TITLE EXAMINATION, by:
Matthew B. Allen
445 South Decatur Street
Montgomery, AL 36104
(334) 300-8500

Shelby County, AL 12/02/2019
State of Alabama
Deed Tax: \$4.00

Real Estate Sales Validation Form

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

Grantor's Name WEATHERLY HIGHLANDS
Mailing Address RESIDENTIAL ASSOC.
5 RIVERCHASE RIDGE
BIRMINGHAM, AL 35244

Grantee's Name RUSSELL & KRISTY REDFORD
Mailing Address 188 COVE LN
PELHAM, AL 35124

Property Address 188 COVE LN
PELHAM, AL 35124

Date of Sale 10/25/19
Total Purchase Price \$ 4,000

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 12/2/19

Unattested

(verified by)

Print

Sign

KRISTY REDFORD

(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1