

This Instrument Was Prepared By:
Marcus R. Chatterton
Balch & Bingham LLP
P. O. Box 306
Birmingham, AL 35201

Send Tax Notice To:
Theresa A. Richerson
9023 Brookline Lane
Helena, AL 35080

(This deed prepared without benefit of title search)

Source of Title: 20040213000075230, recorded 02/13/2004

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

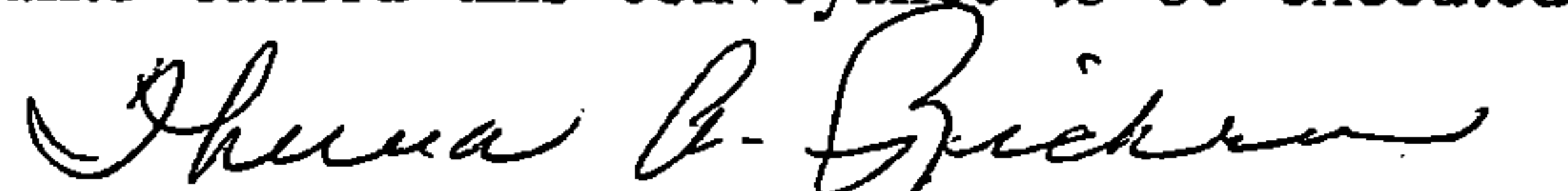
KNOW ALL MEN BY THESE PRESENTS:

THAT FOR TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION paid by **Alan L. Eads**, a married man; **Vicki D. Lewis**, a married woman; and **Theresa A. Richerson**, an unmarried woman, ("**Grantees**"), to **Theresa A. Richerson**, an unmarried woman, ("**Grantor**"), the receipt whereof is acknowledged, Grantor hereby releases, quitclaims, remises and conveys unto the Grantees all of her rights, title, interest, and claims in or to the property situated in Shelby County, Alabama, more particularly described as follows:

Lot 72A, ACCORDING TO THE RE-SURVEY OF LOTS 70,71,72 AND 73, WYNDAM COTTAGES, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY.

TO HAVE AND TO HOLD unto the Grantees—as joint tenants, with rights of survivorship—their successors and assigns forever. The purpose of this deed is to create a joint tenancy with right of survivorship between the grantor and her two grown children.

IN WITNESS WHEREOF, Grantor has hereunto caused this conveyance to be executed effective as of March 6th, 2020.

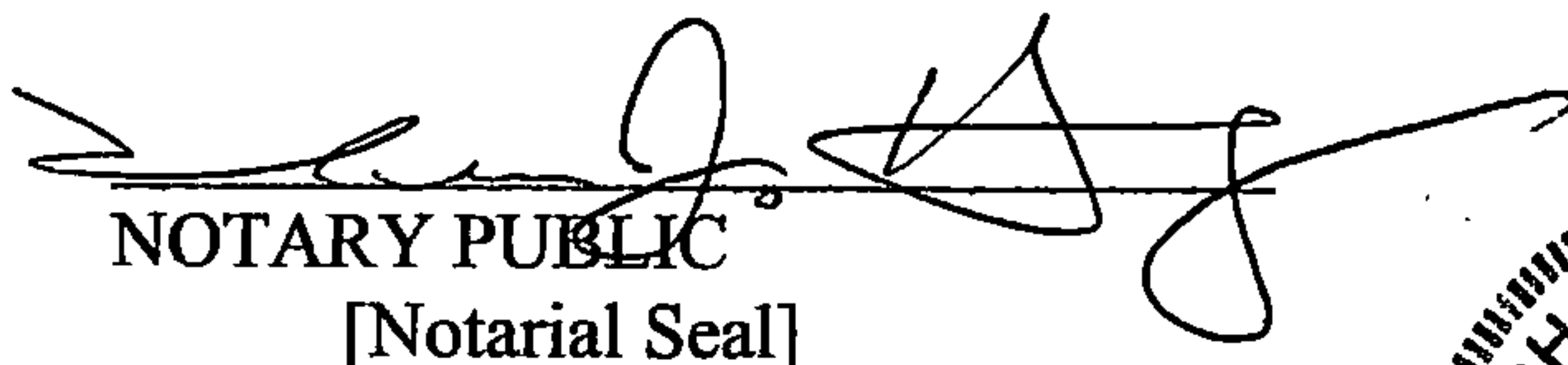

Theresa A. Richerson

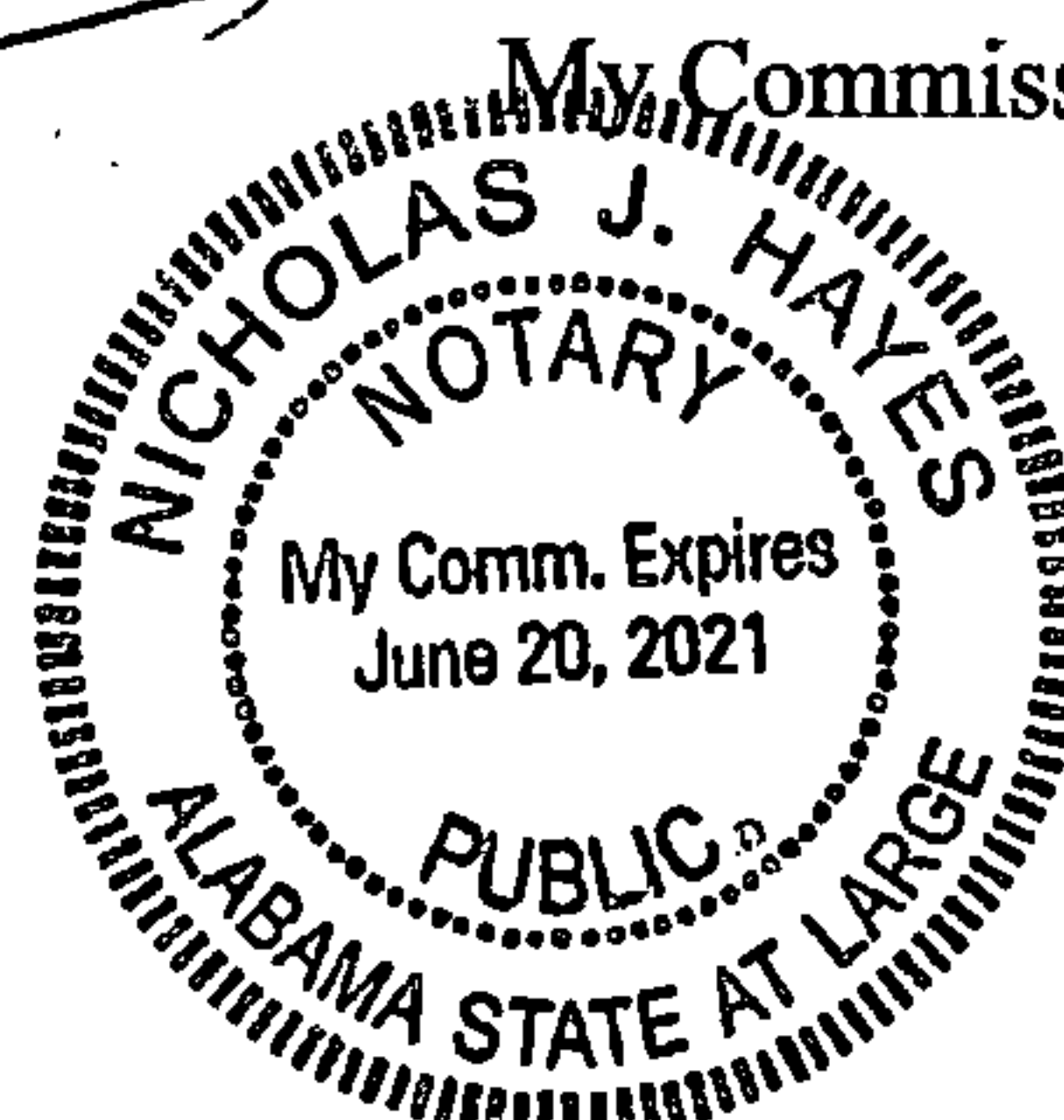
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that **Theresa A. Richerson**, 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, she executed the same voluntarily on the day the same bears date.


Shelby County, AL 03/09/2020
State of Alabama
Deed Tax: \$8.50

Given under my hand this the 6th day of March 2020.


NOTARY PUBLIC
[Notarial Seal]



8484377.1


20200309000091730 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
03/09/2020 11:58:21 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Theresa Richerson
Mailing Address 9023 Brookline Lane
Helena AL 35080

Grantee's Name Alan Eads
Mailing Address Vicki Lewis
117 Bridgewater Dr.
Helena AL 35080

Property Address 9023 Brookline Lane
Helena AL 35080

Date of Sale March 6 2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 12,280. 2/3 = 8186.

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 3/9/2020

Unattested

Print Theresa A. Richerson

Sign Theresa A. Richerson

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

(verified by)



20200309000091730 2/2 \$34.50
Shelby Cnty Judge of Probate, AL
03/09/2020 11:58:21 AM FILED/CERT