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QCDEED 1/2

This instrument was prepared by
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DOCUMENT PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR
SURVEY OR OPINION, PREPARED
FROM DESCRIPTION PROVIDED
BY GRANTEE

Send Tax Notice to:
Cassandra L. Smith
1009 Fairbank Lane
Chelsea, Alabama 35043

STATE OF ALABAMA
COUNTY OF SHELBY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that **William Michael Smith**, an unmarried man, hereafter known as GRANTOR, for and in consideration of Ten Dollars (\$10.00), to **Cassandra L. Smith (also known as Cassandra L. Gordon)**, hereafter known as GRANTEE, in hand paid by GRANTEE, the receipt whereof is hereby acknowledged; does hereby grant, bargain, quitclaim, sell and convey unto the said GRANTEE all rights, title and interest in that Real Property lying and being in the County of SHELBY, State of Alabama, and particularly described as follows, to-wit:

LOT 3-25, according to the Plat of Chelsea Park, 3rd Sector, as recorded in Map Book 34, Page 23 A&B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument #20041014000566950, in the Probate Office of Shelby County, Alabama, and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector, and Chelsea Park Residential Association, Inc. recorded as Instrument #20041014000566960 (which together with all amendments thereto, are hereinafter collectively referred to as "Declaration").

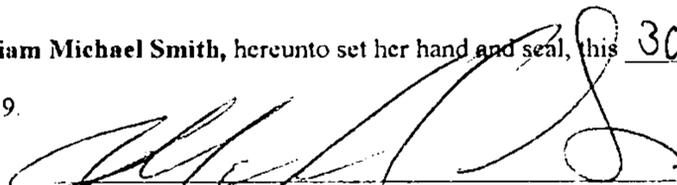
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the tenements, hereditaments and appurtenances thereto or in any wise appertaining or otherwise belonging, and also all the estate, right title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said Grantor, of, in and to the same and every part or parcel thereof, with the appurtenances and improvements unto the said Grantee in fee simple, her heirs and assigns forever.

Subject to all mortgages, liens, easements and restrictions of record.

This Deed is Executed Pursuant to a Divorce Action.

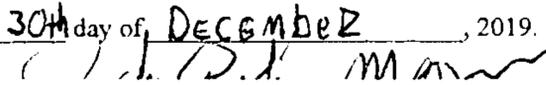
TO HAVE AND TO HOLD, to the said GRANTEE forever.

IN WITNESS WHEREOF, **William Michael Smith**, hereunto set her hand and seal, this 30th day of DECEMBER, 2019.


WILLIAM MICHAEL SMITH

STATE OF ALABAMA
COUNTY OF Shelby

I, a notary Public in and for said County, in said State, hereby certify that WILLIAM MICHAEL SMITH,, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of DECEMBER, 2019.


Grantor's Name William Michael Smith

Grantee's Name Cassandra L. Smith

Mailing Address 1009 Fairbank Ln.
Chelsea, AL 35043

Mailing Address 1009 Fairbank Ln.
Chelsea, AL 35043

Property Address 1009 Fairbank Ln.
Chelsea, AL 35043

Date of Sale 12/30/2019
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$150,800.00

Recording Value \$ 75,400.00 *

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):

Bill of Sale Appraisal
 Sales Contract Other * The grantor is conveying his undivided
 Closing Statement. one-half interest in and to subject property and recording value is
\$75,400.00 based on one-half Tax Assessor's market value.

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 validation, 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: 12/30/2019

Print Name: Anthony D. Snable, Attorney

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) (Circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2020 01:29:17 PM
\$100.50 MISTI
20200414000145300

Allen S. Beal