

20200527000210850
05/27/2020 09:59:58 AM
QCDEED 1/3

AFTER RECORDING RETURN TO:

Vylla Title, LLC
25 Enterprise, Suite 301
Aliso Viejo, CA 92656
File No. 101-10212345

MAIL TAX STATEMENTS TO:

Sandra Teal Osborn
1393 Belmont Lane
Helena, AL 35080

THIS DOCUMENT PREPARED BY:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 136232001003068

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 16 day of May, 2020, by and between **Sandra Teal Osborn F/K/A Sandra Jean Teal, a married woman, who acquired title as single, joined in execution by her spouse, James Keith Osborn**, a mailing address of 1393 Belmont Lane, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Sandra Teal Osborn, a married woman**, a mailing address of 1393 Belmont Lane, Helena, AL 35080, 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:

Lot 22, according to the Amended Map of Dearing Downs Subdivision, Fifth Sector, as recorded in Map Book 10, page 71 in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 136232001003068

Also known as: 1393 Belmont Lane, Helena, AL 35080

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

BEING the same which Sandra Teal fka Sandra J. Gulsby by Deed dated October 7, 2015 and recorded October 9, 2015 in the County of Shelby, State of Alabama in Instrument Number 2015009000354810 conveyed unto Sandra Jean Teal, a single woman.

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.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 16 day of May, 2020.

Sandra Teal Osborn F/K/A Sandra Jean Teal
Sandra Teal Osborn F/K/A Sandra Jean Teal

James Keith Osborn
James Keith Osborn

STATE OF Alabama
COUNTY OF Shelby

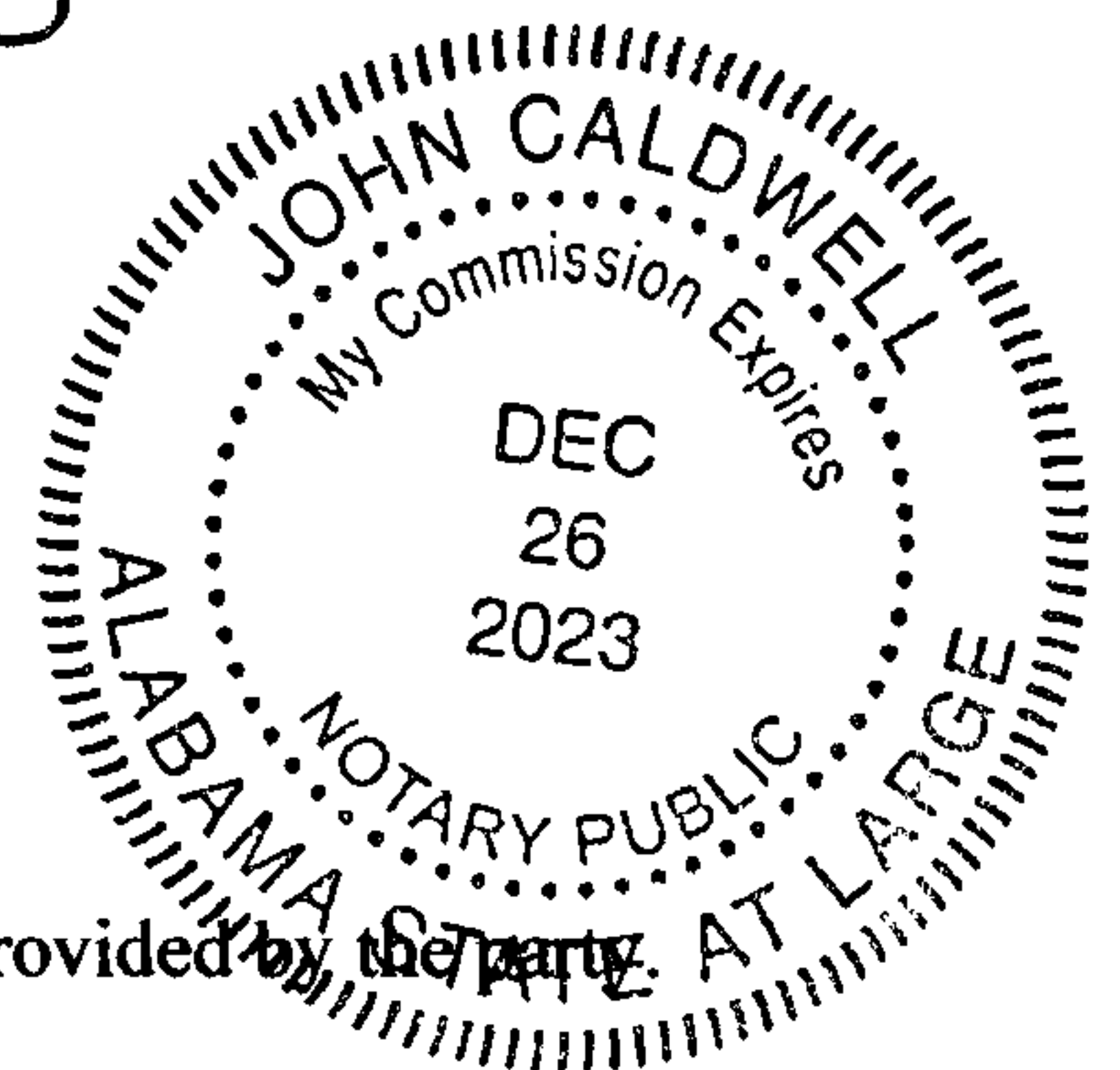
I, the undersigned, a Notary Public in and for said county and state, hereby certify that Sandra Teal Osborn F/K/A Sandra Jean Teal and James Keith Osborn, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents 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 16 day of May, 2020

John Caldwell
NOTARY PUBLIC

My commission expires: John Caldwell

**My Commission Expires
12/26/2023**



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

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Sandra Teal Osborn F/K/A Sandra Jean Teal</u> <u>James Keith Osborn</u>	Grantee's Name	<u>Sandra Jean Teal</u>
Mailing Address	<u>1393 Belmont Lane</u> <u>Helena, AL. 35080</u>	Mailing Address	<u>1393 Belmont Lane</u> <u>Helena, AL. 35080</u>
Property Address	<u>1393 Belmont Lane</u> <u>Helena, AL. 35080</u>	Date of Sale	<u>05/16 /2020</u>
		Total Purchase Price	<u>\$</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$ 208,700.00</u>



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2020 09:59:58 AM
\$133.50 CHERRY
20200527000210850

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	☐ Appraisal
☐ Sales Contract	☒ Other Half Value = \$104,350.00
☐ Closing Statement	

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	<u>5/27/2020</u>	Print	<u>Maricela Salas</u>
Unattested	<u></u>	Sign	<u>Maricela Salas</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one