

20200527000211220
05/27/2020 12:50:50 PM
QCDEED 1/5

AFTER RECORDING RETURN TO:

Vylla Title, LLC
25 Enterprise, Suite 301
Aliso Viejo, CA 92656
File No. 101-10199190

MAIL TAX STATEMENTS TO:

Sylvia Walker
7001 Indian Ridge Dr
Pelham, AL 35124

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 10-8-28--0-002-001.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 14 day of May, 2020, by and between **David O. Jones, an unmarried man and Sylvia Walker F/K/A Sylvia A. Walker-Jones, an unmarried woman, who acquired title as husband and wife**, a mailing address of 7001 Indian Ridge Dr, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **Sylvia Walker, an unmarried woman**, a mailing address of 7001 Indian Ridge Dr, Pelham, AL 35124, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

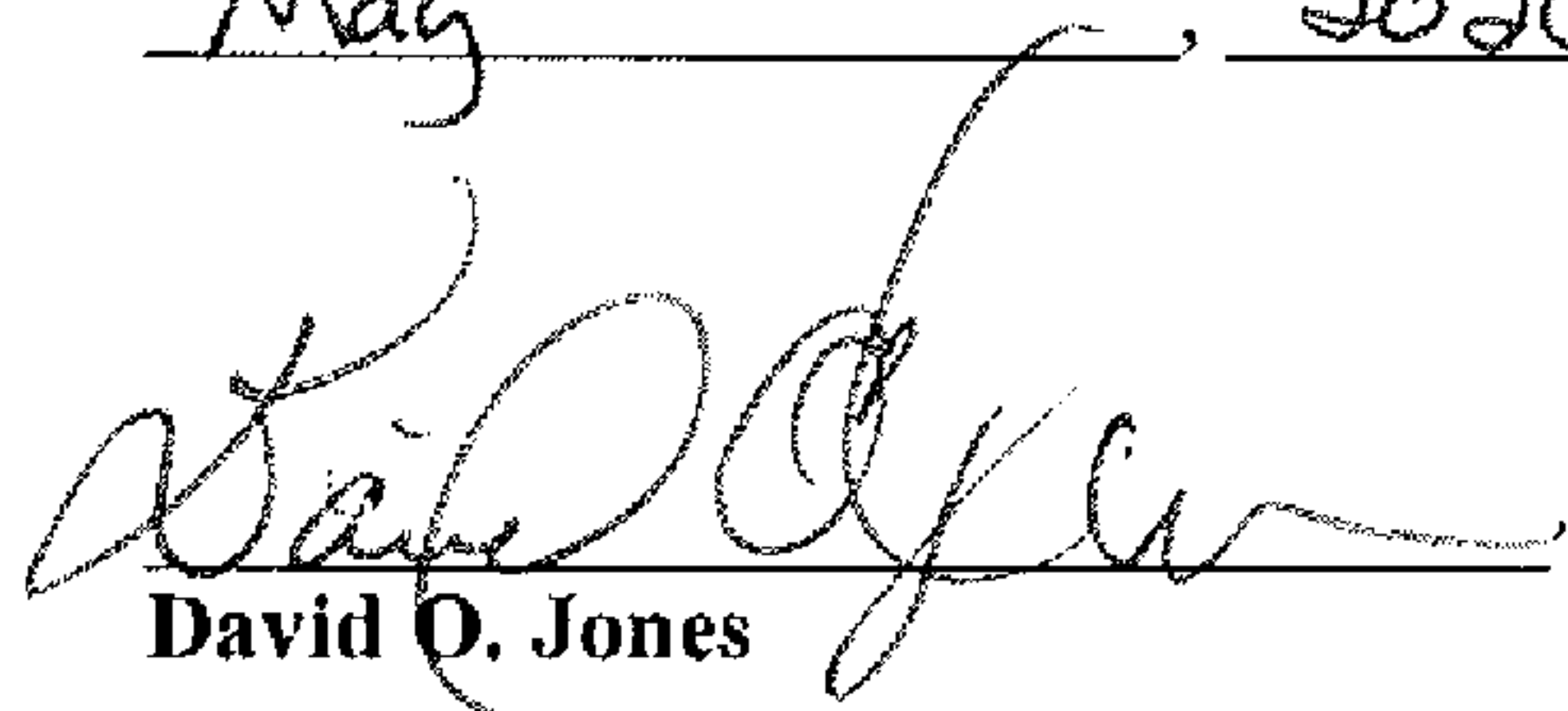
Also known as: 7001 Indian Ridge Dr, Pelham, AL 35124

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

Prior instrument reference: Instrument Number 20031002000564450, Recorded: 10/02/2003

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.

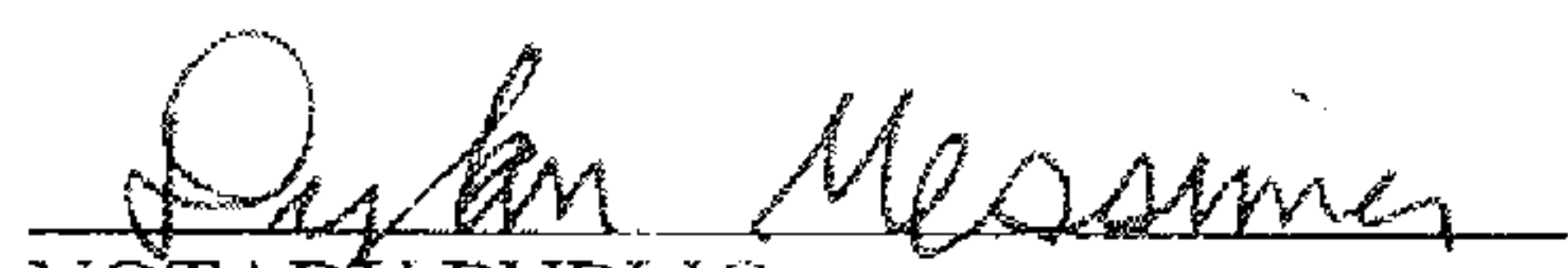
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 19 day of May, 2020.

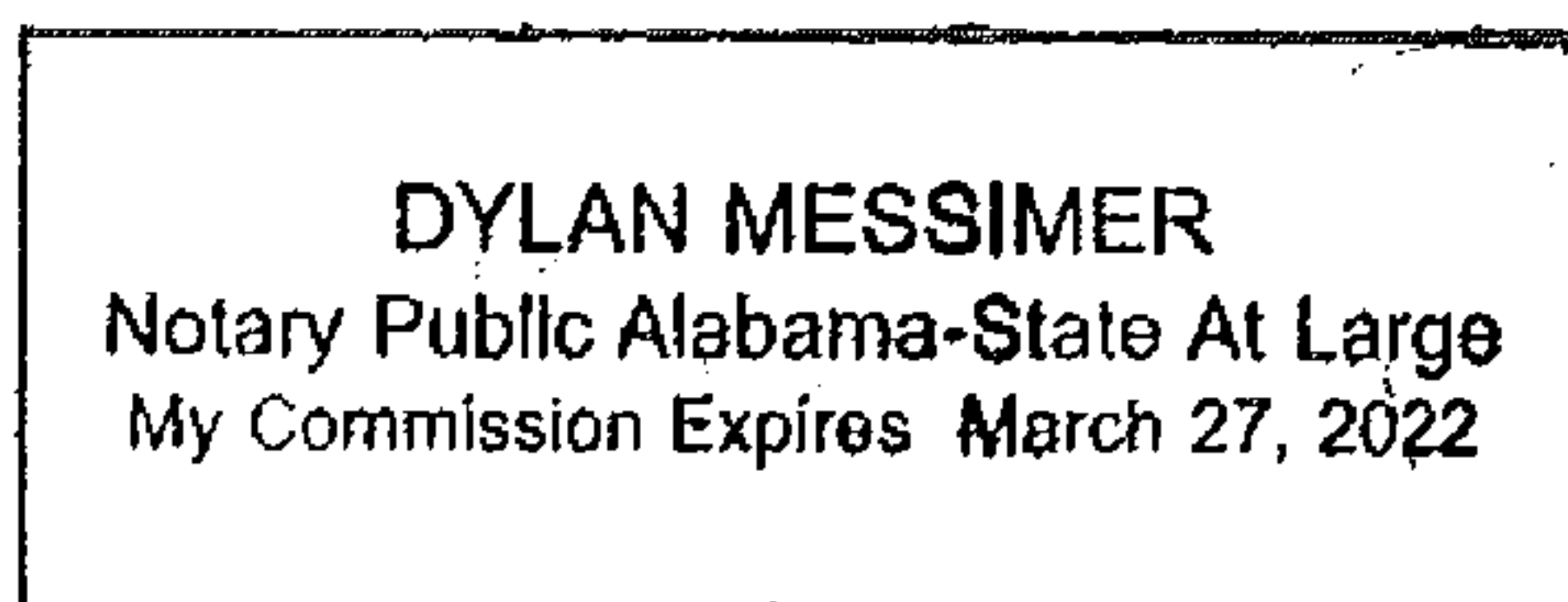

David O. Jones

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **David O. Jones**, 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 19 day of May, 2020.


NOTARY PUBLIC
My commission expires: 3/27/2022



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 14 day of May, 2020.

Sylvia Walker F/K/A Sylvia A. Walker-Jones
Sylvia Walker F/K/A Sylvia A. Walker-Jones

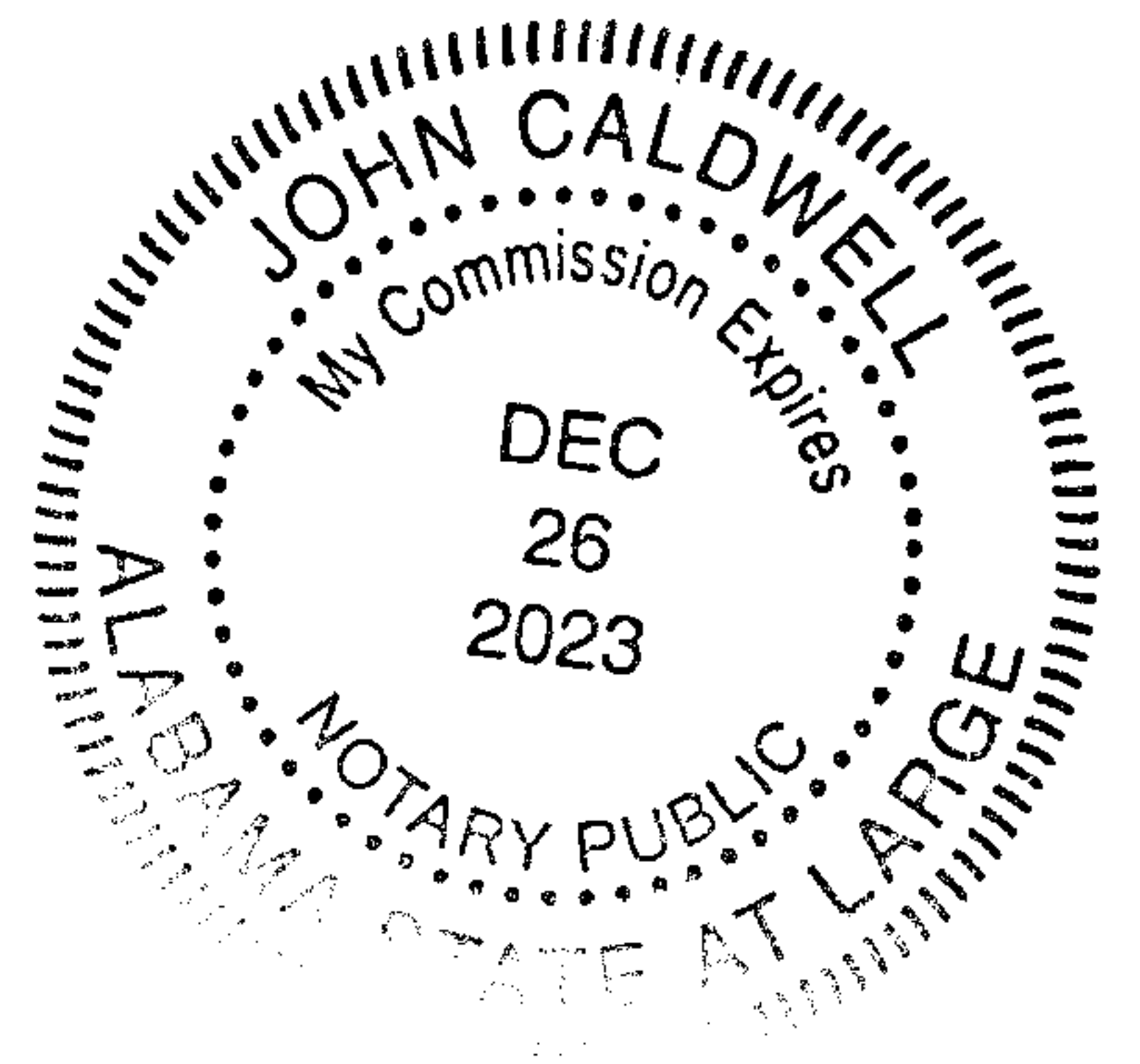
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Sylvia Walker F/K/A Sylvia A. Walker-Jones**, 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 14 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.

EXHIBIT A
LEGAL DESCRIPTION

Lot 1, according to the survey of Indian Highlands Estates, as recorded in Map Book 13, page 69, in the Probate Office of Shelby County, Alabama.

BEING the same which Amy Stidham and Robert Michael Stidham by Deed dated September 30, 2003 and recorded October 2, 2003 in the County of Shelby, State of Alabama in 20031002000564450 conveyed unto David O. Jones and Sylvia A. Walker-Jones, husband and wife.

Parcel ID Number: 10-8-28--0-002-001.000

PROPERTY COMMONLY KNOWN AS: 7001 Indian Ridge Dr, Pelham, AL 35124

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name David O. Jones and Sylvia Walker
F/K/A Sylvia A. Walker-JonesGrantee's Name Sylvia Walker
Mailing Address 7001 Indian Ridge Dr.
Pelham, AL. 35124Mailing Address 7001 Indian Ridge Dr.
Pelham, AL. 35124Property Address 7001 Indian Ridge Dr.
Pelham, AL. 35124Date of Sale 05/14/2020Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 367,400.00Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2020 12:50:50 PM
\$219.00 CHERRY
20200527000211220*Alvin 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 = \$183,700.00☐ 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 5/27/2020Print Maricela Salas☐ UnattestedSign Maricela Salas

(verified by)

(Grantor/Grantee/Owner/Agent) circle one