

Return to After Recording:

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference Number: AL598506

Mail Tax Statements to:

Sandra Lynn Wyllie
144 Kings Crest Lane
Pelham, AL 35124

Prepared By:

Coast to Coast Document Services, LLC
c/o Attorney Thomas G. McCroskey
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Tax ID No.: 14 9 29 0 000 001.104

QUIT CLAIM DEED

This indenture made this 25th day of June, 2020, by and between **SANDRA LYNN WYLLIE, who acquired title as SANDRA WYLLIE WALLER, an unmarried woman,** whose post office address is 144 Kings Crest Lane, Pelham, AL 35124, hereinafter called Grantor, and **SANDRA LYNN WYLLIE, an unmarried woman,** whose post office address is 144 Kings Crest Lane, Pelham, AL 35124, hereinafter called Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

Lot 87 according to the Survey of Weatherly Oxford, Sector 10 as recorded in Map Book 19, Page 38, Shelby County, Alabama Records.

Commonly Known As: 144 Kings Crest Lane, Pelham, AL 35124
Parcel ID: 14 9 29 0 000 001.104

Being all the same real property conveyed to Grantor by virtue of a Quit Claim Deed recorded May 27, 2010 among the Official Property Records for Shelby County, Alabama as Instrument No. 20100527000168450.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hand and seal of said Grantor this 25th day of June, 2020

Sandra Lynn Wyllie
Sandra Lynn Wyllie,
who acquired title as Sandra Wyllie Waller



STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Sandra Lynn Wyllie, who acquired title as Sandra Wyllie Waller, whose name 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 the foregoing instrument, she executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 25th day of June, 2020

Brandon McClain
NOTARY PUBLIC
Printed Name: Brandon McClain
My Commission Expires: 7-16-2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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

Grantor's Name SANDRA LYNN WYLLIE w/a/t/a
 Mailing Address SANDRA WYLLIE WALLER
144 Kings Crest Lane
Pelham, AL 35124

Grantee's Name SANDRA LYNN WYLLIE
 Mailing Address 144 Kings Crest Lane
Pelham, AL 35124

Property Address 144 Kings Crest Lane
Pelham, AL 35124

Date of Sale 6-25-2020
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 434,900 (x 1/2 = \$ 217,450)

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 _____
☐ 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 6-25-2020

Print Sandra Lynn Wyllie

Unattested _____

Sign Sandra Lynn Wyllie

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/16/2020 10:05:45 AM
 \$245.50 CHERRY
 20200716000296470

Allen S. Boyd