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08/06/2020 12:17:13 PM
QCDEED 1/2

RECORDING REQUESTED BY:

SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

PREPARED BY:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
1703 PLATT PLACE
MONTGOMERY, AL 36117

SEND TAX MESSAGE TO:

JADE GREENE
107 CHESSER RESERVE DRIVE
CHELSEA, AL 35043

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 14 day of June, 2020, by first party **JADE GREEN, FORMERLY KNOWN AS JADE M. CARDWELL, UNMARRIED** whose mailing address is 107 CHESSER RESERVE DRIVE, CHELSEA, AL 35043 to second party, **JADE GREENE, UNMARRIED**, whose mailing address is 107 CHESSER RESERVE DRIVE, CHELSEA, AL 35043.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of CHELSEA, County of SHELBY, State of ALABAMA to wit:

LOT 139, ACCORDING TO THE MAP AND SURVEY OF CHESSER RESERVE, PHASE I, RECORDED IN MAP BOOK 38, PAGE 115 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA (THE "PROPERTY").

BEING THE SAME PROPERTY CONVEYED TO JADE M. CARDWELL FROM THORNTON NEW HOME SALES, INC., AN ALABAMA CORPORATION IN A DEED DATED AUGUST 27, 2009 AND RECORDED SEPTEMBER 24, 2009, AS INSTRUMENT NO. 20090924000364850.

APN: 098270007063000

Property Address: 107 CHESSER RESERVE DRIVE, CHELSEA, AL 35043

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Jade Greene FKA Jade M. Cardwell
JADE GREEN,
F/K/A JADE M. CARDWELL

STATE OF ALABAMA

COUNTY OF Shelby

} SS.

I, Dylan Messimer, a Notary Public, hereby certify that JADE GREEN, F/K/A JADE M. CARDWELL, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 14 day of June, 2020.

DYLAN MESSIMER
Notary Public Alabama-State At Large
My Commission Expires March 27, 2022

Dylan Messimer
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Jade Green
 Mailing Address 107 Chessier Reserve Dr
Chelsea AL 35043

Grantee's Name Jade Green
 Mailing Address 107 Chessier Reserve Dr
Chelsea AL 35043

Property Address 107 Chessier Reserve Dr
Chelsea AL 35043

Date of Sale 6/14/20

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 168,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/06/2020 12:17:13 PM
 \$26.00 CHERRY
 20200806000336430

Amis Byrl

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 Assessed 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 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 7/1/20

Print Dan Madden

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1