

20200812000344810
08/12/2020 07:53:15 AM
QCDEED 1/3

AFTER RECORDING RETURN TO:

John Beard
Nancy C. Beard
303 Panther Trail
Pelham, AL 35124
File No. 17-721278

MAIL TAX STATEMENTS TO:

John Beard
Nancy C. Beard
303 Panther Trail
Pelham, AL 35124

This document prepared by:

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

17-721278

Parcel ID No.: 13-1-1 1-4-003-001.038

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 31 day of July, 2020, by and between **John Beard, a married man who acquired title as a single individual**, a mailing address of 303 Panther Trail, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **John Beard and Nancy C. Beard, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, a mailing address of 303 Panther Trail, 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: 303 Panther Trail, Pelham, AL 35124

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

Prior instrument reference: Instrument Number: 20080124000034890, Recorded: 01/24/2005

Order Number: 17-721278

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Alabama, County of Shelby, described as follows:

Lot 38, according to the Survey of Panther Ridge, as recorded in Map Book 31, at page 118, in the Probate Office of Shelby County, being situated in Shelby, Alabama.

A.P.N.: 13-1-11-4-003-001.038

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

Grantor's Name John Beard
Mailing Address 303 Panther Trail
Pelham AL 35124

Grantee's Name John Beard and Nancy C Beard
Mailing Address 303 Panther Trail
Pelham AL 35124

Property Address 303 Panther Trail
Pelham AL 35124

Date of Sale _____
Total Purchase Price \$ ~~419,100.00~~ 119,300.00 (KM)

or
Actual Value \$ _____

or $1/2 =$ 238,100.00 (KM)
Assessor's Market Value \$ _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2020 07:53:15 AM
S117.59 CHERRY
20200812000344810

John S. Byrd

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 adding wife

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 7/31/2020

Print JOHN BEARD

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)