

Return to: Covius Settlement Services, LLC, 1044 Main St, Suite 600, Kansas City, MO 64105

Reference Number: 510-369286

Mail Tax Statements to:

Jimmy Ray Layton and Karol P. Layton, 217 Village Drive, Calera, AL 35040

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STATE OF ALABAMA

COUNTY OF SHELBY

### **QUITCLAIM DEED**

JIMMY RAY LAYTON and KAROL P. LAYTON f/k/a KAROL P. PATRAS, husband and wife, whose mailing address is 217 Village Drive, Calera, AL 35040, hereinafter referred to as "Grantor"

and

JIMMY RAY LAYTON and KAROL P. LAYTON, husband and wife, whose mailing address is 217 Village Drive, Calera, AL 35040, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 30, according to the Survey of Waterford Village, Sector 4, as recorded in Map Book 33, Page 86, in the Probate Office of Shelby County, Alabama; Being Situated in Shelby County, Alabama.

Being all of the same Property conveyed to Grantor by virtue of a Quitclaim Deed recorded 04/18/2014 as Instrument Number 20140418000113550 in the Office of the Judge of Probate of Shelby County, Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE

PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

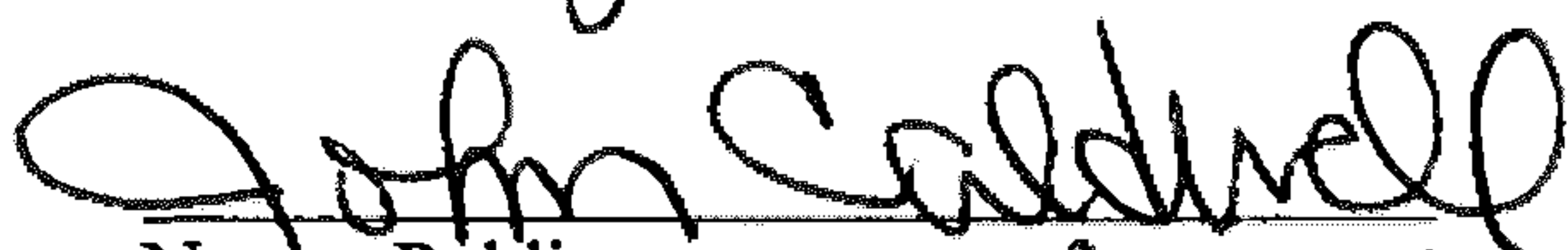
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 10 day of August, 20 20.

  
JIMMY RAY LAYTON

STATE OF ALABAMA  
COUNTY OF Shelby

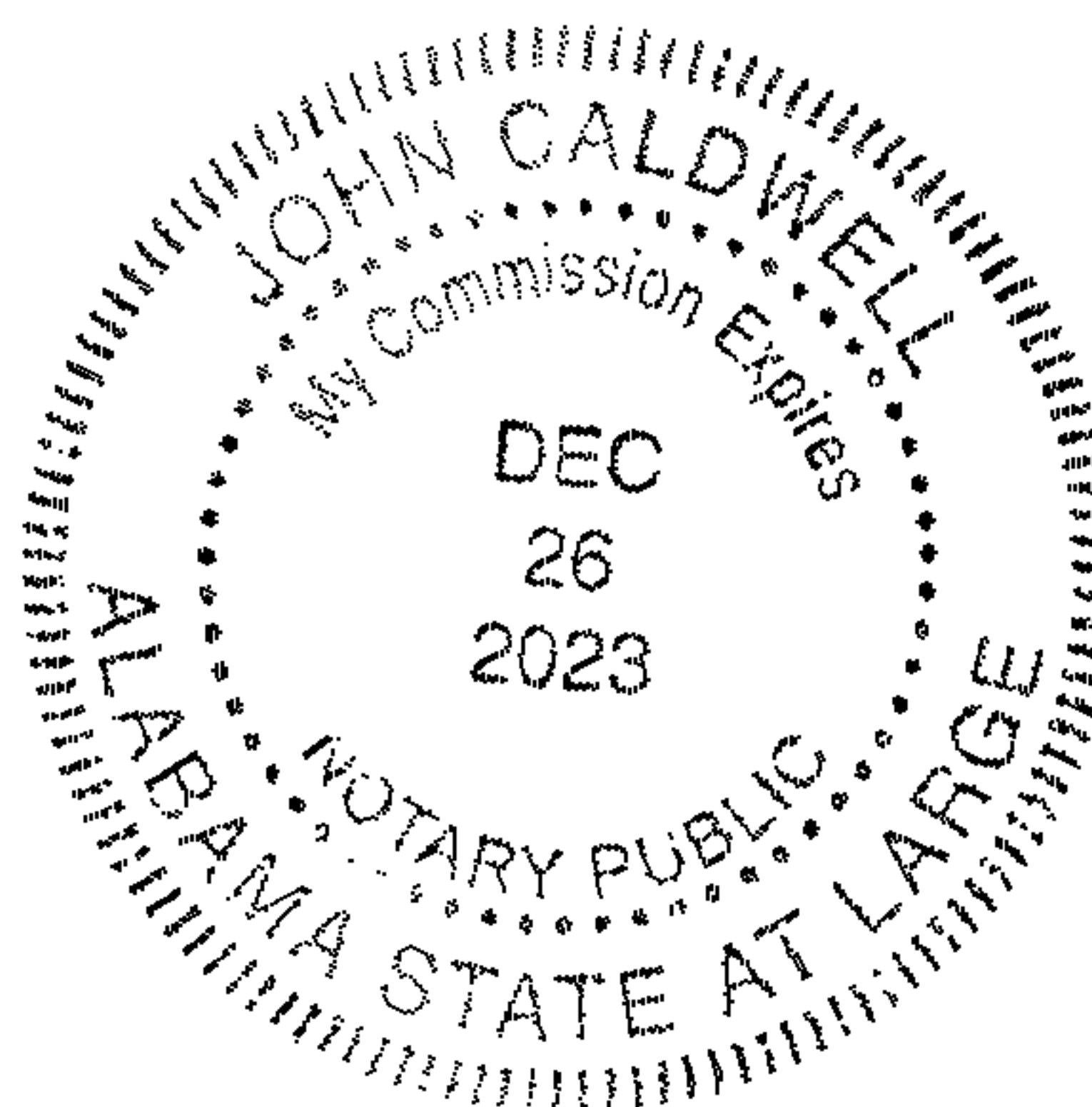
I, the undersigned Notary Public in and for said County and State, hereby certify that JIMMY RAY LAYTON, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10 day of August, 20 20.

  
Notary Public  
John Caldwell  
Print Name

My Commission expires:

John Caldwell  
My Commission Expires  
12/26/2023



*Karol P Layton*  
*f/k/a Karol P Patras*

KAROL P. LAYTON  
f/k/a KAROL P. PATRAS

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that KAROL P. LAYTON f/k/a KAROL P. PATRAS, 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 instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10 day of August, 2020.

*John Caldwell*  
Notary Public  
*John Caldwell*

Print Name

My Commission expires: John Caldwell

My Commission Expires  
12/26/2023

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

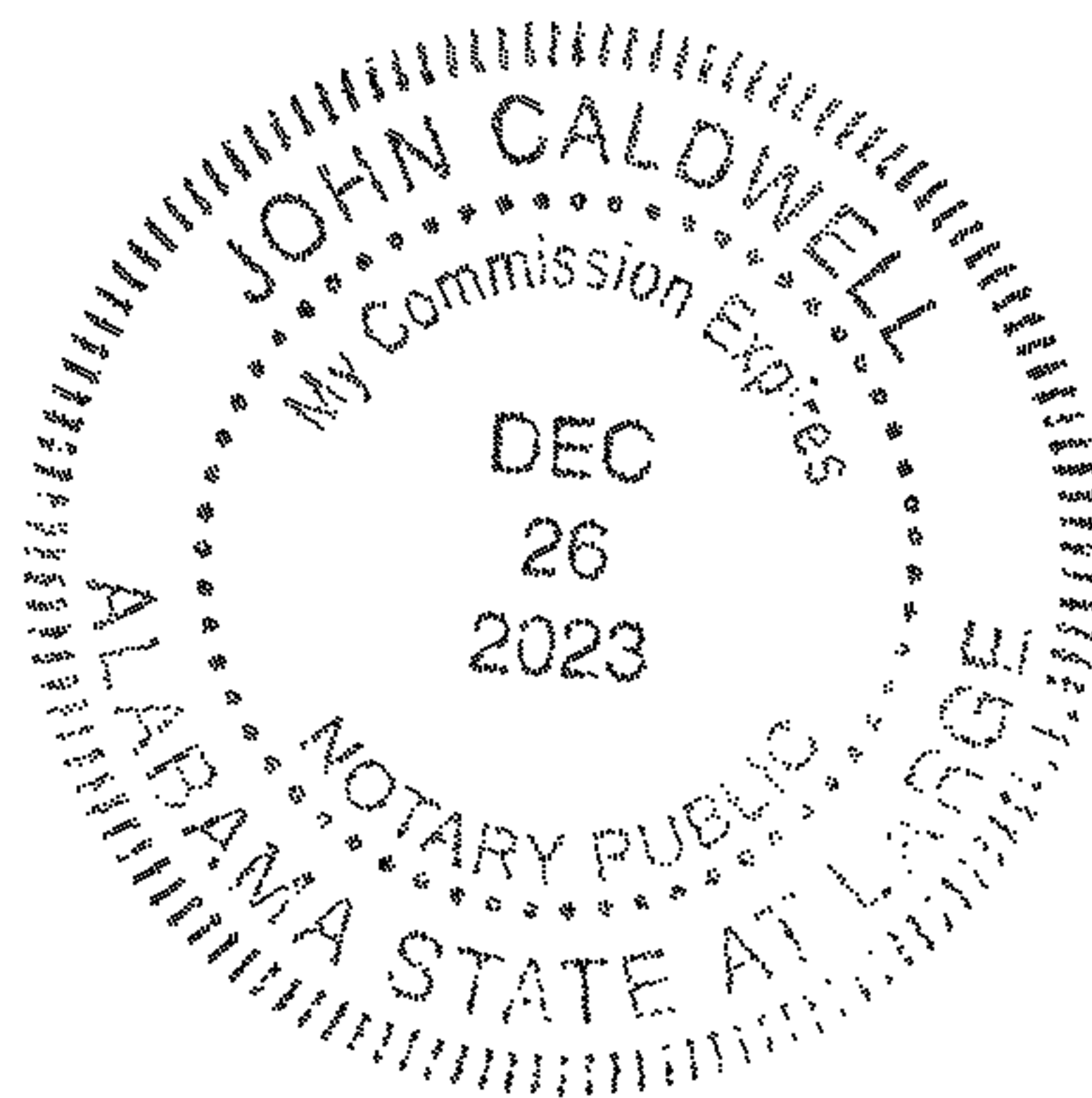
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Jimmy Ray Layton and Karol P. Layton, 217 Village Drive, Calera, AL 35040

Grantee's address:

Jimmy Ray Layton and Karol P. Layton, 217 Village Drive, Calera, AL 35040



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

<b>Grantor's Name</b>	Jimmy Ray Layton & Karol P. Layton FKA Karol P. Patras	<b>Grantee's Name</b>	Jimmy Ray Layton & Karol P. Layton
<b>Mailing Address</b>	217 Village Drive	<b>Mailing Address</b>	217 Village Drive
	Calera, AL 35040		Calera, AL 35040
<b>Property Address</b>	217 Village Drive	<b>Date of Sale</b>	
	Calera, AL 35040	<b>Total Purchase Price</b>	\$ 10.00
		or	
		<b>Actual Value</b>	\$
		or	
		<b>Assessor's Market Value</b>	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check on) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 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.

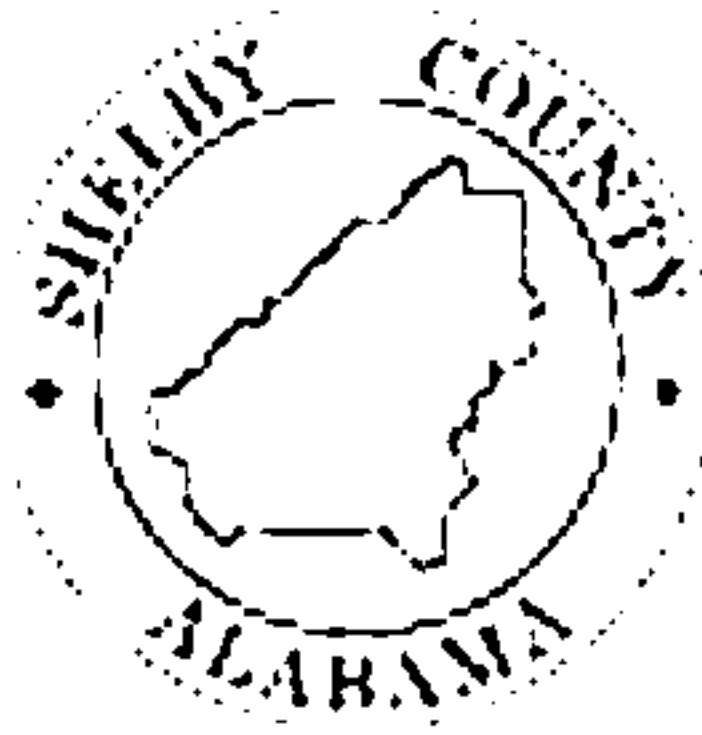
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8-10-2020Print Jimmy Ray Layton☐ Unattested

(verified by)

Sign Jimmy Ray Layton  
(Grantor/Grantee/Owner/Agent) circle one**Form RT-1**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/14/2020 12:12:44 PM  
\$36.00 JESSICA  
20200814000352110

*Alvin S. Byrd*

20200814000352110 08/14/2020 12:12:44 PM QCDEED 5/5

### Real Estate Validation Form

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

Grantor's Name	Jimmy Ray Layton & Karol P. Layton FKA Karol P. Patras	Grantee's Name	Jimmy Ray Layton & Karol P. Layton
Mailing Address	217 Village Drive	Mailing Address	217 Village Drive
	Calera, AL 35040		Calera, AL 35040
Property Address	217 Village Drive	Date of Sale	
	Calera, AL 35040	Total Purchase Price	\$ 10.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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Date	<u>8/10/2020</u>	Print	<u>Karol P Layton</u>
Unattested		Sign	<u>Karol P Layton</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1