


WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE
ATTN: POST CLOSING
530 SOUTH MAIN STREET
SUITE 1031
AKRON, OH 44311


20200916000414780 1/6 \$62.00
Shelby Cnty Judge of Probate, AL
09/16/2020 11:28:24 AM FILED/CERT

~~AFTER RECORDING RETURN TO:~~
AMC SETTLEMENT SERVICES
345 ROUSER RD BLDG 5
CORAOPOLIS, PA 15108
File No. 50008133

Shelby County, AL 09/16/2020
State of Alabama
Deed Tax: \$22.00

MAIL TAX STATEMENTS TO:
Brandy Henderson
2029 Hidden Forest Ln
Montevallo, AL 35115

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

20002059

QUITCLAIM DEED

RECORD
FIRST

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 13 day of February, 20 20, by and between **Cory Henderson A/K/A/ Corey Henderson, an unmarried man and Brandy Henderson, an unmarried woman and Allen E. Henderson, Jr., a married man, joined in execution by his spouse, Janet Henderson**, whose address is 2029 Hidden Forest Ln, Montevallo, AL 35115, hereinafter referred to as Grantor(s) and **Brandy Henderson, an unmarried woman**, whose address is 2029 Hidden Forest Ln, Montevallo, AL 35115, 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, 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: 2029 Hidden Forest Ln, Montevallo, AL 35115

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

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 13th
day of February, 2020.

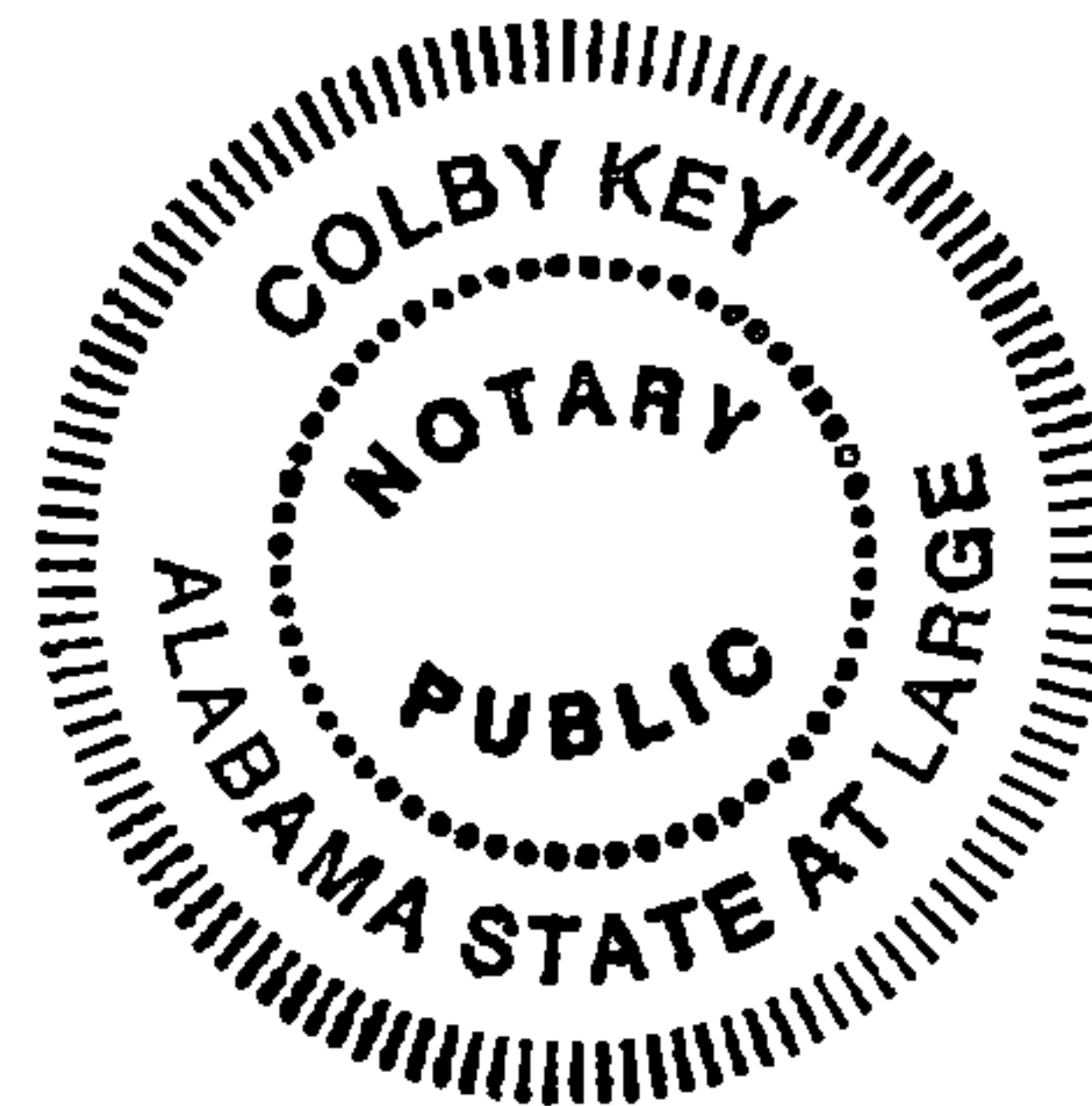
Cory Henderson
Cory Henderson A/K/A Corey Henderson

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Cory Henderson A/K/A Corey Henderson, 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 13th day of February, 2020.

Colby Key
NOTARY PUBLIC
My commission expires: 7/13/21



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IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 28 ¹⁸ day of Feb, 2020.

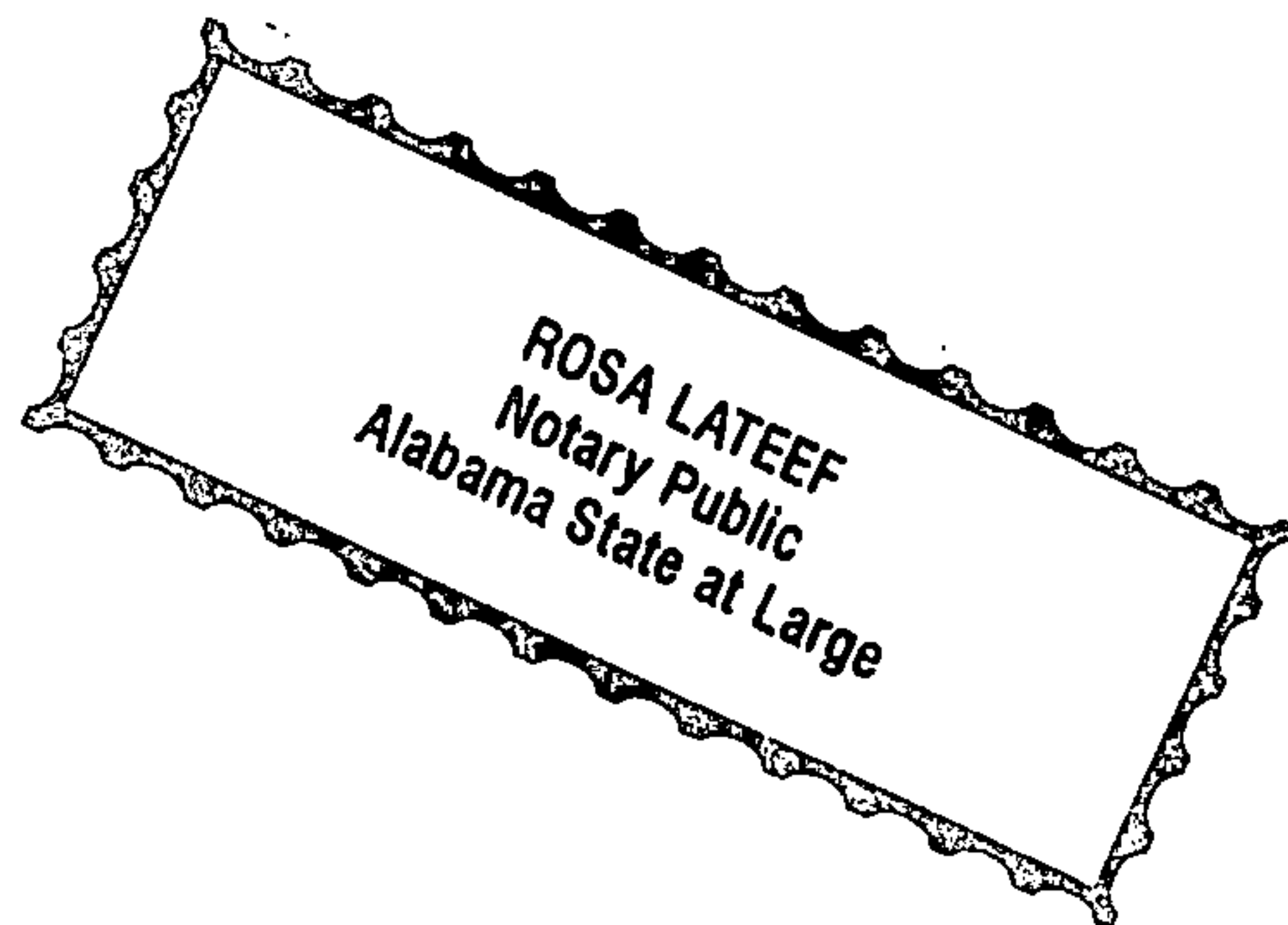
Brandy Henderson
Brandy Henderson

STATE OF Ala
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Brandy Henderson, 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 18 day of Feb, 2020.

Rosa Lateef
NOTARY PUBLIC
My commission expires: 08-07-22



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IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 15th
day of February, 2020.

Allen E. Henderson Jr.
Allen E. Henderson, Jr.

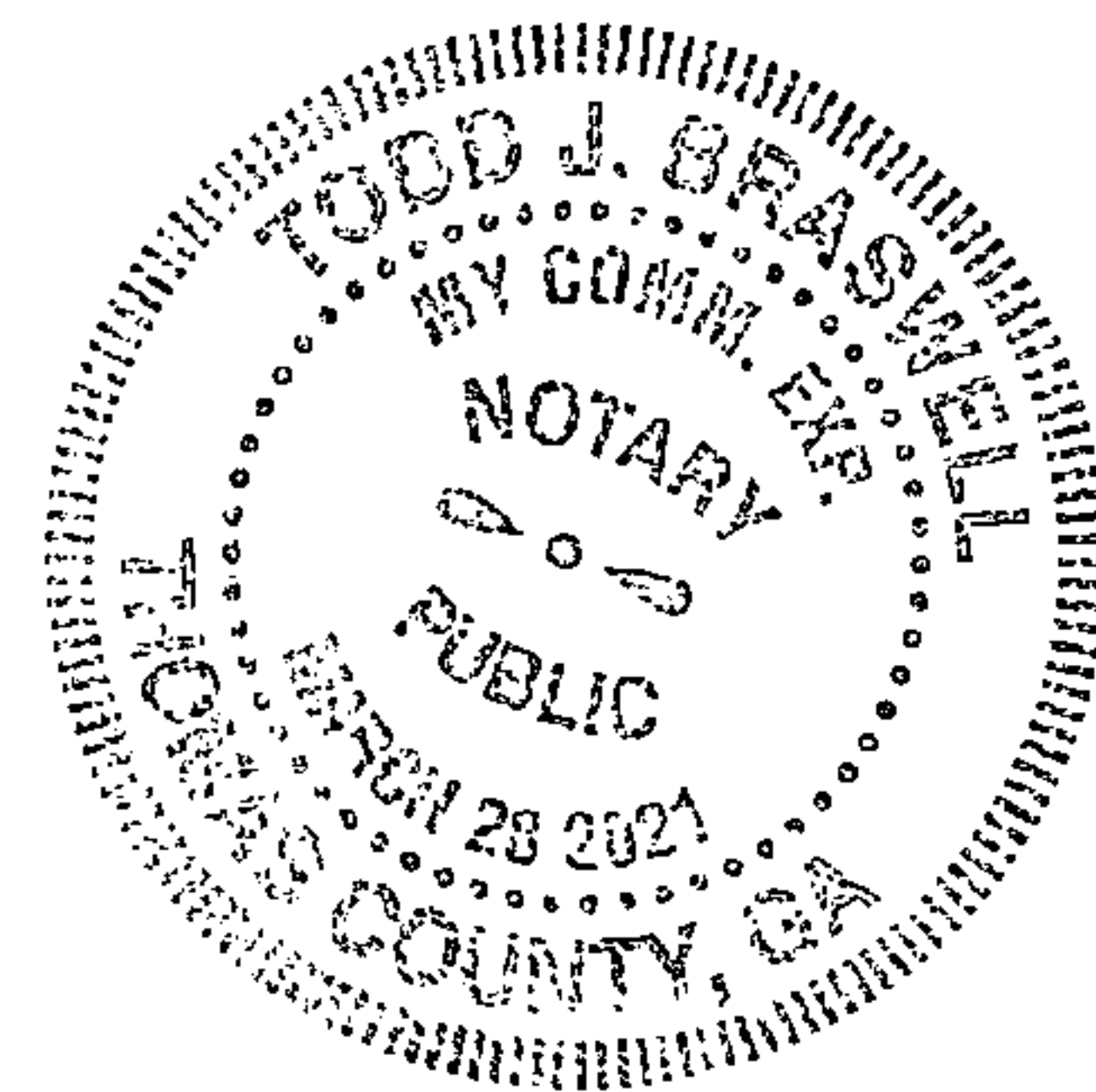
Janet Henderson
Janet Henderson

STATE OF Georgia
COUNTY OF Thomas

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Allen E. Henderson, Jr. and Janet Henderson, 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 15th day of February, 2020.

Todd J. Braswell
NOTARY PUBLIC
My commission expires: 03/28/2021



No title exam performed by the preparer. Legal description and party's names provided by the party.



20200916000414780 4/6 \$62.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY,
STATE OF ALABAMA:

LOT 79, ACCORDING TO THE SURVEY OF HIDDEN FOREST, AS RECORDED IN
MAP BOOK 35, PAGE 117, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

TAX ID NO: 23 7 35 0 006 079.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: MULTIPLE DESIGN SOLUTIONS, INC.

GRANTEE: CORY HENDERSON AND BRANDY HENDERSON AND ALLEN
E. HENDERSON, JR., AS JOINT TENANTS, WITH RIGHT OF
SURVIVORSHIP, THEIR HEIRS AND ASSIGNS FOREVER

DATED: 06/29/2007

RECORDED: 07/03/2007

DOC#/BOOK-PAGE: 20070703000312320 / NA

ADDRESS: 2029 HIDDEN FOREST LN, MONTEVALLO, AL 35115



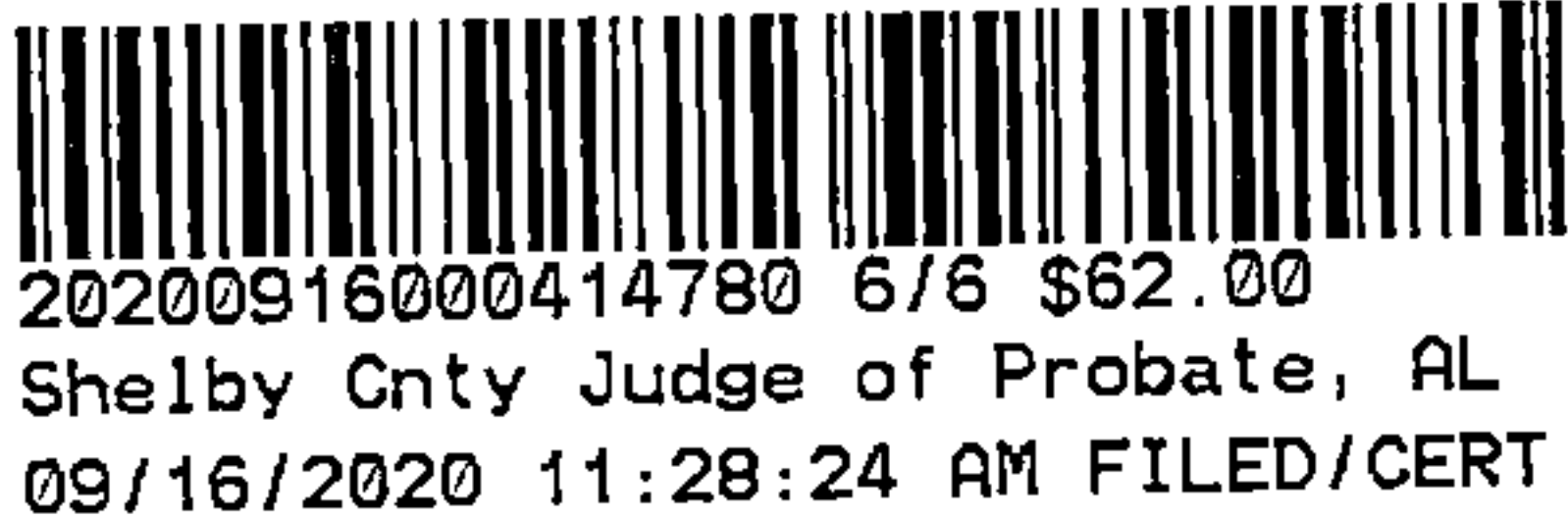
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Real Estate Sales Validation Form

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

Grantor's Name Brandy Henderson, Cony Henderson, Allen E. Henderson, Janet Henderson Grantee's Name Brandy Henderson
Mailing Address 2029 Hidden Forest Ln Mailing Address 2029 Hidden Forest Ln
Montevallo, AL 35115 Montevallo, AL 35115

Property Address 2029 Hidden Forest Ln Date of Sale 2/13/2020
Montevallo, AL 35115 Total Purchase Price \$ 0
or
Actual Value \$ _____
or
Assessor's Market Value \$ 160,900



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 assessor's website
☐ 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 2-18-2020 Print Brandy Henderson
Unattested Sign Brandy Henderson
(verified by) (Grantor/Grantee/Owner/Agent) circle one