

20200918000420000
09/18/2020 01:17:57 PM
QCDEED 1/3

After Recording Return &)
Mail Tax Statements To:)
Marianne G. Hayward and Russell)
Hayward)
1711 Mountain Laurel Ln)
Hoover, AL 35244)
)
)
)
)
)
)

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STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 116240002002066
File #: VQLT-20VLT-0051AL

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, MARIANNE G. HAYWARD fka MARIANNE H. COLEMAN, a married woman herein joined by her spouse RUSSELL MOORE, whose address is 1711 Mountain Laurel Ln., Hoover, AL 35244, (hereinafter called Grantors), for and in consideration of the sum of ONE and 00/100 DOLLARS (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to MARIANNE G. HAYWARD and RUSSELL MOORE, wife and husband, whose address is 1711 Mountain Laurel Ln., Hoover, AL 35244, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

LOT 55, ACCORDING TO THE SURVEY OF DAVENPORT'S ADDITION TO RIVERCHASE WEST, SECTOR 3, AS RECORDED IN MAP BOOK 8, PAGES 53 A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 116240002002066
Property Address: 1711 Mountain Laurel Ln., Hoover, AL 35244

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 24th day of July, 2020.

WITNESSES:

Witness

Print Name

Witness

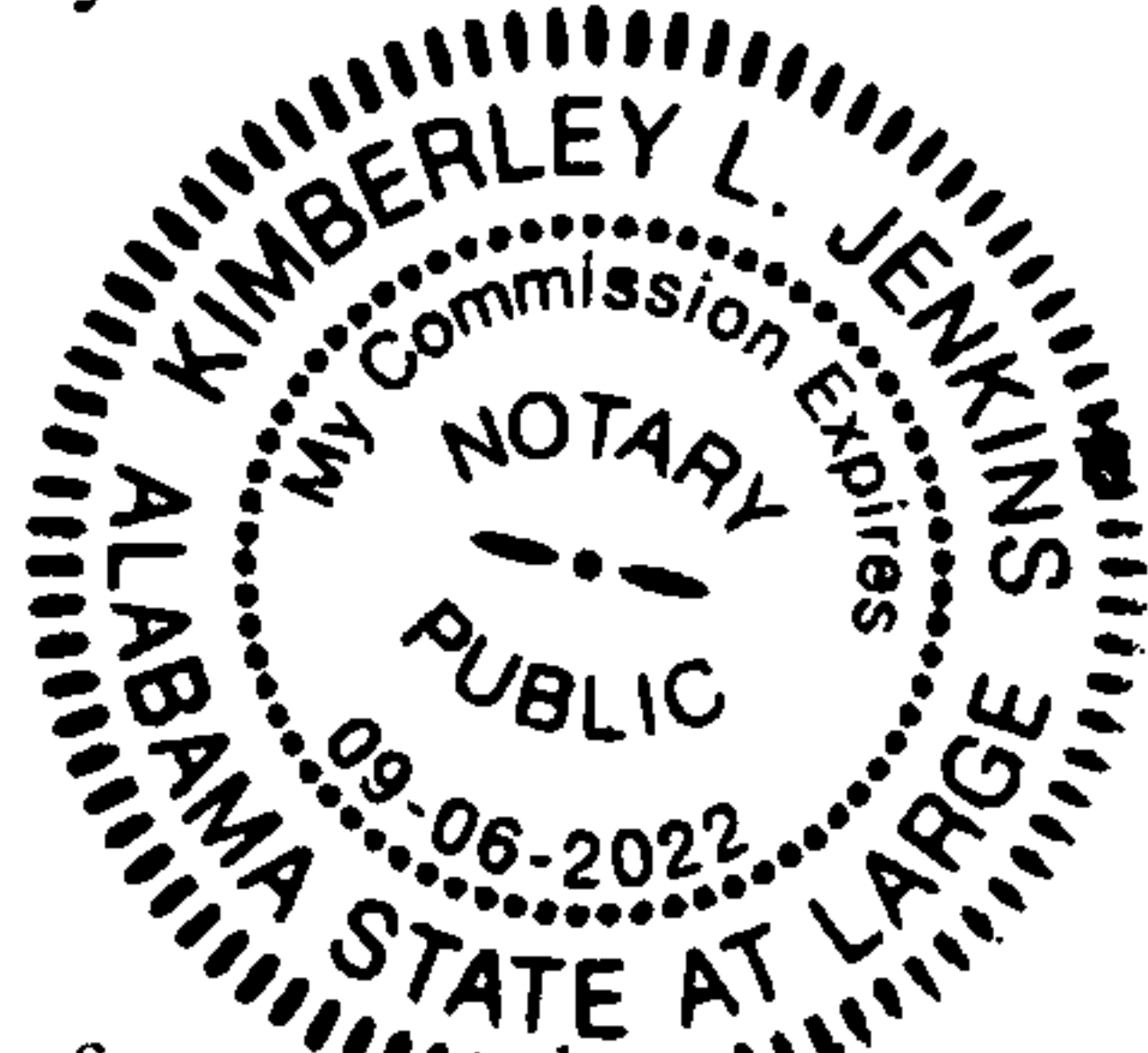
Witness

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARIANNE G. HAYWARD fka MARIANNE H. COLEMAN, a married woman herein joined by her spouse RUSSELL MOORE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 24th day of July, 2020.



Kimberley L. Jenkins
NOTARY PUBLIC
My Commission Expires: 9/6/2022

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 Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

Real Estate Sales Validation Form

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

Grantor's Name		Grantee's Name	MARIANNE G HAYWARD &
Mailing Address	MARIANNE G HAYWARD FKA	Mailing Address	RUSSELL MOORE
	MARIANNE H COLEMAN & RUSSELL		1711 MOUNTAIN LAUREL
	MOORE		LN
	1711 MOUNTAIN LAUREL LN		HOOVER AL 35244
Property Address	HOOVER AL 35244	Date of Sale	7/24/2020
		Total Purchase Price	\$0.00
	1711 MOUNTAIN LAUREL LN	or	
	HOOVER AL 35244	Actual Value	\$ 0.00
		or	
		Assessor's Market Value	\$ 181,200.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 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 9/18/2020

Print ELIZABETH ELINA-RECORDING SPECIALIST



Filed and Recorded
Official Public Records
sted Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL (verified by)
09/18/2020 01:17:57 PM
\$98.50 JESSICA
20200918000420000

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

Alvin S. Boyd

Form RT-1