

Send Tax Notice To & This Instrument Prepared By:
Kandice Lynn Amos
151 Lake Chelsea Drive
Chelsea, AL 35043

Quit Claim Deed

This deed is given to add Joseph Robert Amos to title.

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That for and in consideration of *One Dollar (\$1.00)* and other good and valuable consideration in hand paid to the undersigned, the receipt of which is hereby acknowledged, I/we,

**Kandice L. Helms, who is now known as Kandice Lynn Amos,
and Joseph Robert Amos, wife and husband,**

(herein referred to as GRANTOR, whether one or more), do by these presents hereby quitclaim, grant, bargain, sell and convey unto

Kandice Lynn Amos and Joseph Robert Amos,
(herein referred to as GRANTEES), as joint tenants with right of survivorship, all his/her/their right, title, interest and claim in or to the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

To have and to hold unto the said Grantees 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 successors and assigns forever.

Given under my (our) hand(s) and my (our) seal this **6th day of October, 2020.**

Kandice L. Helms, who is now known as Kandice Lynn Amos (Seal)
Kandice L. Helms, who is now known as Kandice Lynn Amos

Joseph Robert Amos (Seal)
Joseph Robert Amos

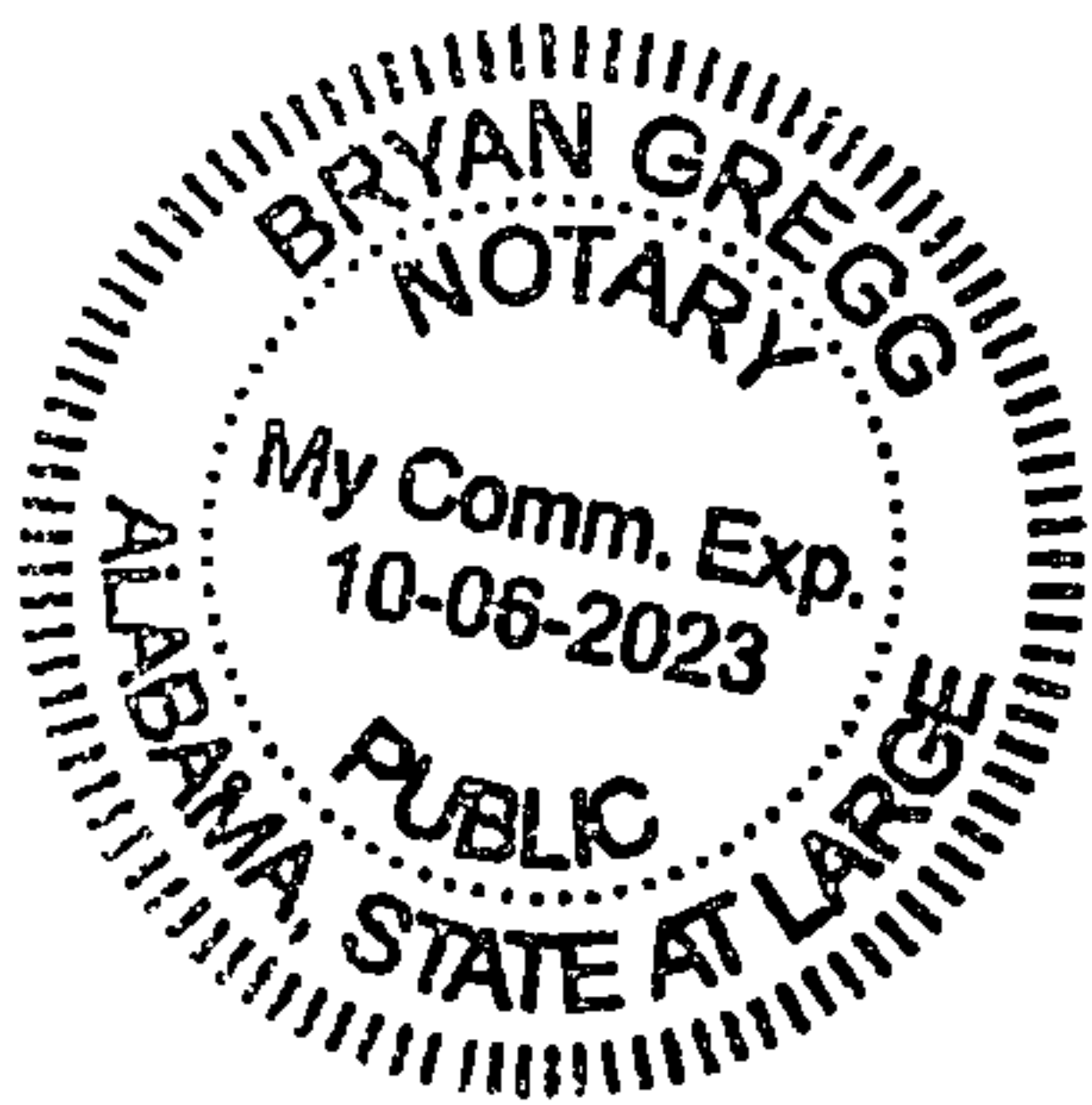
STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Kandice L. Helms, who is now known as Kandice Lynn Amos, and Joseph Robert Amos**, 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 6th day of October, 2020.

Bryan Gregg
Notary Public

My Commission Expires: 10-6-2023



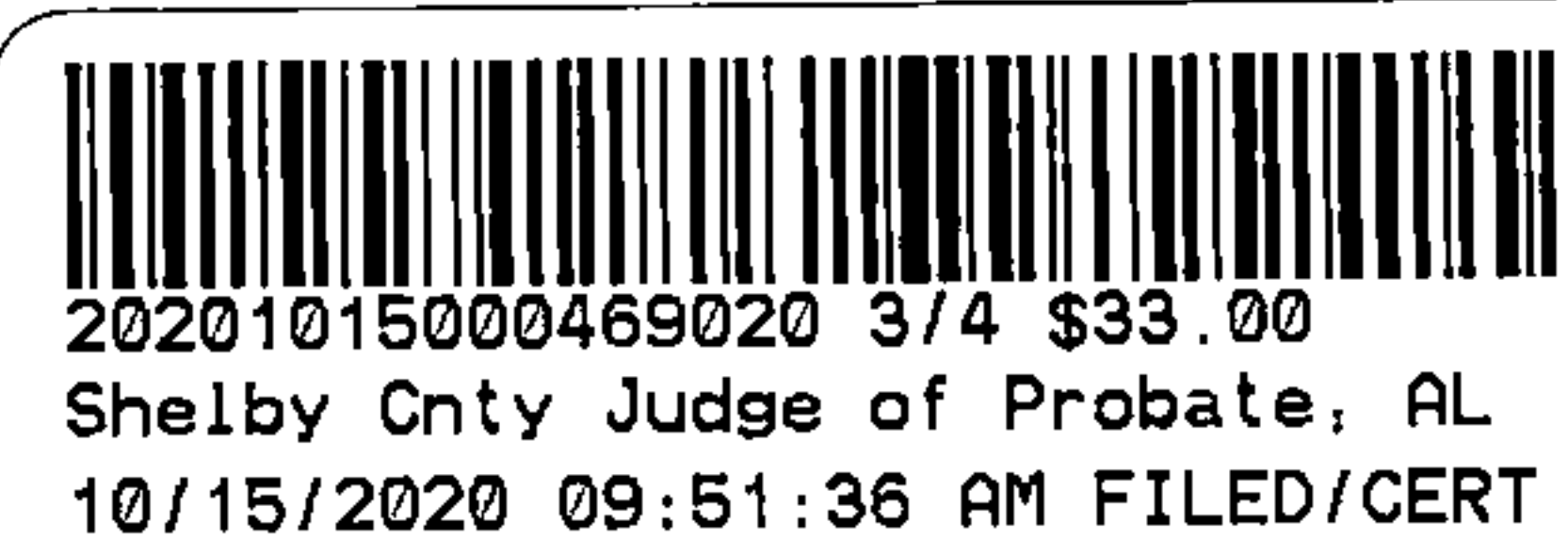
20201015000469020 2/4 \$33.00
Shelby Cnty Judge of Probate, AL
10/15/2020 09:51:36 AM FILED/CERT

Exhibit "A" Legal Description

Lot 9-55, according to the survey of Chelsea Park - 9th Sector, as recorded in Map Book 37, Page 47, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, A Residential Subdivision, filed for record at Instrument Number 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park, A Residential Subdivision, executed by Chelsea Park, Inc. and Chelsea Park Residential Association, Inc., recorded at Instrument Number 20051222000659740 and Corrective Amendment to the Declaration of Covenants, Conditions, and Restrictions for Chelsea Park, 9th Sector, A Residential Subdivision, executed by Chelsea Park, Inc., Chelsea Park Residential Association, Inc., Joint Venture II of Arlington Properties, Inc. and Thornton, Inc., a Joint Venture, recorded at Instrument Number 20060920000468120 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.



Real Estate Sales Validation Form

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

Grantor's Name Kandice L. Helms, who is n.k.a.
Mailing Address Kandice Lynn Amos and
Joseph Robert Amos, 151 Lake
Chelsea Dr., Chelsea, AL 35043

Grantee's Name Kandice Lynn Amos and
Mailing Address Joseph Robert Amos
151 Lake Chelsea Dr.
Chelsea, AL 35043

Property Address 151 Lake Chelsea Dr.
Chelsea, AL 35043

Date of Sale October, 2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 281,500.00 (140,750.00 1/2 value)

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 Shelby County, Alabama Tax Assessment Records

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 10-6-2020

Print Kandice Lynn Amos

Unattested

Bryan Gregg
(verified by)

Sign

Kandice Lynn Amos

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

20201015000469020 4/4 \$33.00
Shelby Cnty Judge of Probate, AL
10/15/2020 09:51:36 AM FILED/CERT