

20201105000502230
11/05/2020 09:50:08 AM
DEEDS 1/3

This instrument was prepared by:
Alan C. Keith

Law Offices of Jeff W. Parmer LLC
2204 Lakeshore Drive, Suite 125
Birmingham, Alabama 35209

Send tax notice to:
Christopher Lee Kelley
Jana Kelley
3823 Bent River Drive
Birmingham, AL 35216

QUITCLAIM DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

THE STATE OF ALABAMA
SHELBY COUNTY

consideration \$251,600.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Christopher Lee Kelley and wife, Jana Kelley, hereby releases, quitclaims, grants, sells, and conveys to Christopher Lee Kelley and wife, Jana Kelley (hereinafter called Grantee), as joint tenants with right of survivorship, all their right, title, interest and claim in or to the following described real estate situated in SHELBY County, Alabama, to-wit:


Lot 250, according to the Survey of Bent River Commons, Third Sector, Second Addition, as recorded in Map Book 30, Page 144, in the Probate Office of Shelby County, Alabama.


The purpose of this deed is to add the spouse to the title and to create survivorship.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to said GRANTEES forever as joint tenants with right of survivorship. Given under our hand and seal on this October 28, 2020.

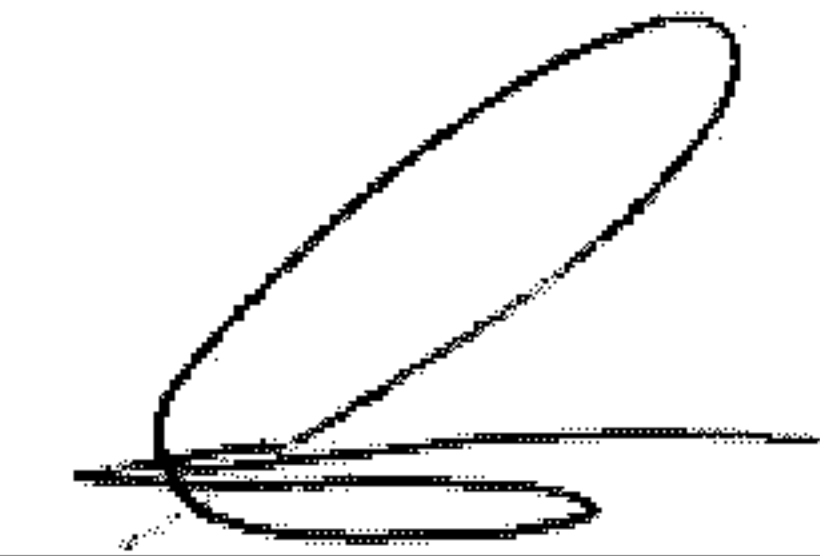

Christopher Lee Kelley (Seal)


Jana Kelley (Seal)

STATE OF ALABAMA)
JEFFERSON COUNTY)

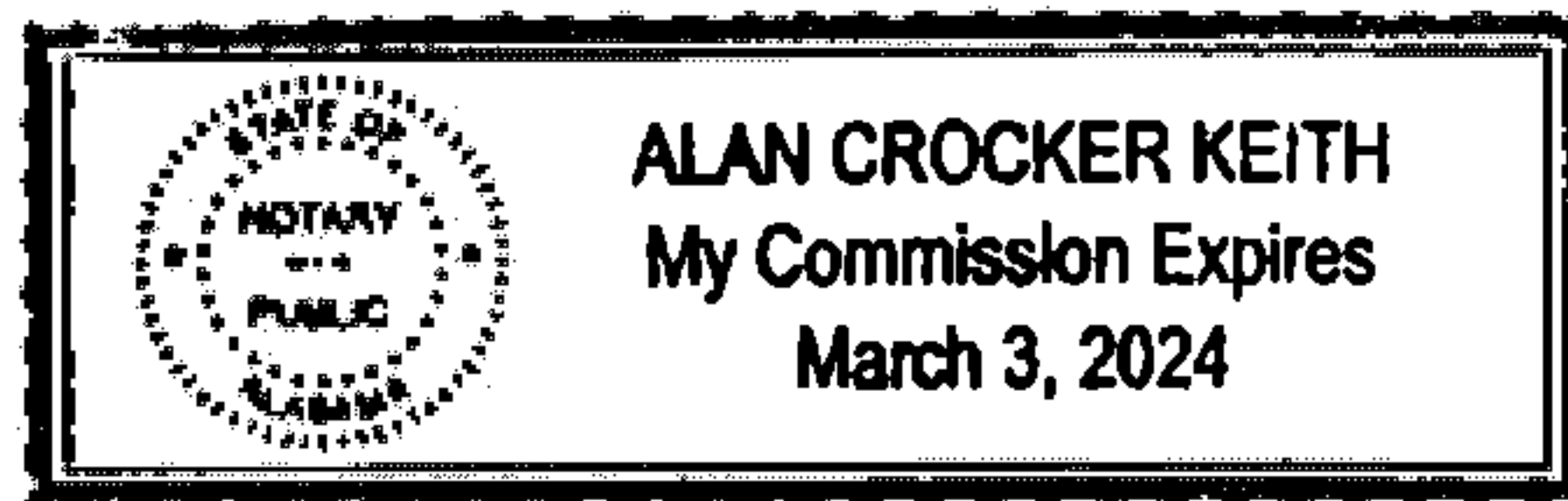
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher Lee Kelley and wife, Jana Kelley, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily this date.

Given under my hand and official seal on October 28, 2020



Notary Public

My Commission Expires:



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

Grantor's Name Christopher Lee Kelley
 Mailing Address Jana Kelley
3823 Bent River Road
Birmingham, AL 35216

Grantee's Name Christopher Lee Kelley
 Mailing Address Jana Kelley
3823 Bent River Road
Birmingham, AL 35216

Property Address 3823 Bent River Road
Birmingham, AL 35216

Date of Sale 11/02/2020
 Total Purchase Price \$251600.00

or
 Actual Value \$ _____

or
 Assessor's Market 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☒ 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.

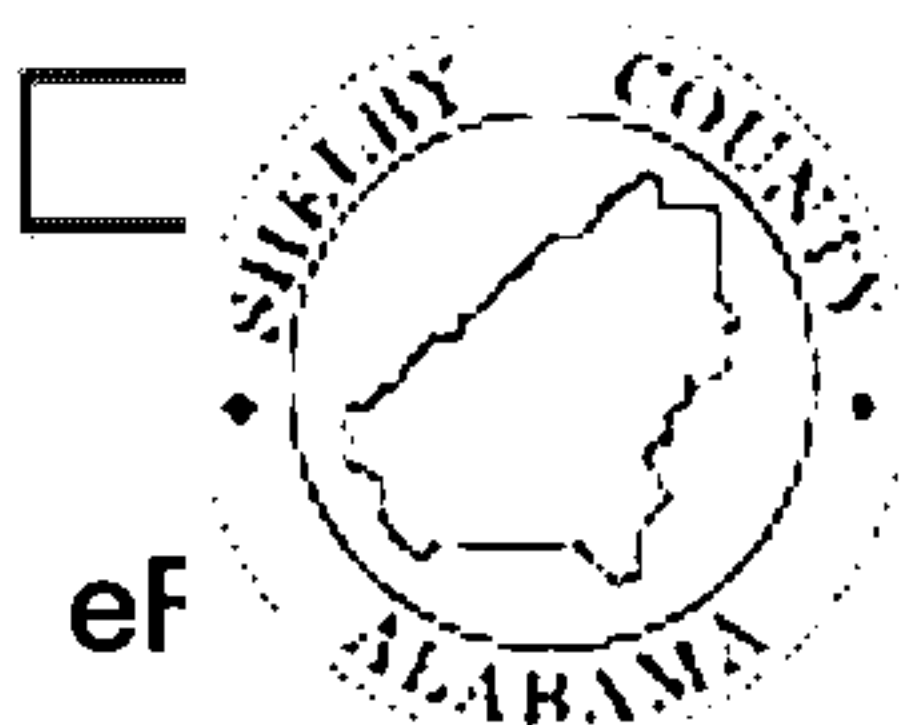
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 11/2/20

Print Jeff W. Parmer



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk (verified by)
 Shelby County, AL
 11/05/2020 09:50:08 AM
 \$657.40 JESSICA
 20201105000502230

Sign

Jeff W. Parmer
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Allen S. Bayl