

RECORDING REQUESTED BY:

SOLIDIFI
88 SILVA LANE
MIDDLETOWN, RI 02842

PREPARED BY:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
1703 PLATT PLACE
MONTGOMERY, AL 36117

SEND TAX MESSAGE TO:

DEBORAH B. HERRING
325 CHASE PLANTATION CIRCLE
HOOVER, AL 35244

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 18 day of December, 20 20, by first party **DEBORAH B. PIPER, NOW KNOWN AS DEBORAH B. HERRING, UNMARRIED, SURVIVING JOINT TENANT OF DON S. HERRING, (DECEASED)**, whose mailing address is 325 CHASE PLANTATION CIRCLE, HOOVER, AL 35244 to second party, **DEBORAH B. HERRING, UNMARRIED** whose mailing address is 325 CHASE PLANTATION CIRCLE, HOOVER, AL 35244.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of HOOVER, County of SHELBY, State of ALABAMA to wit:

LOT 13, ACCORDING TO THE SURVEY OF CHASE PLANTATION, THIRD SECTOR AS RECORDED IN MAP BOOK 9, PAGE 47 A & B IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

THIS BEING THE SAME PROPERTY CONVEYED TO DEBORAH B. PIPER, A MARRIED WOMAN, AND DON S. HERRING, A MARRIED MAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM DEBORAH B. PIPER, A SINGLE WOMAN IN A DEED DATED FEBRUARY 14, 2003, AND RECORDED FEBRUARY 28, 2003, AS INSTRUMENT NO. 20030228000124130. DON S. HERRING LEFT THIS LIFE ON MARCH 29, 2016. TITLE NOW VESTS SOLELY IN DEBORAH B. PIPER.

APN: 11-7-25-0-001-001.217

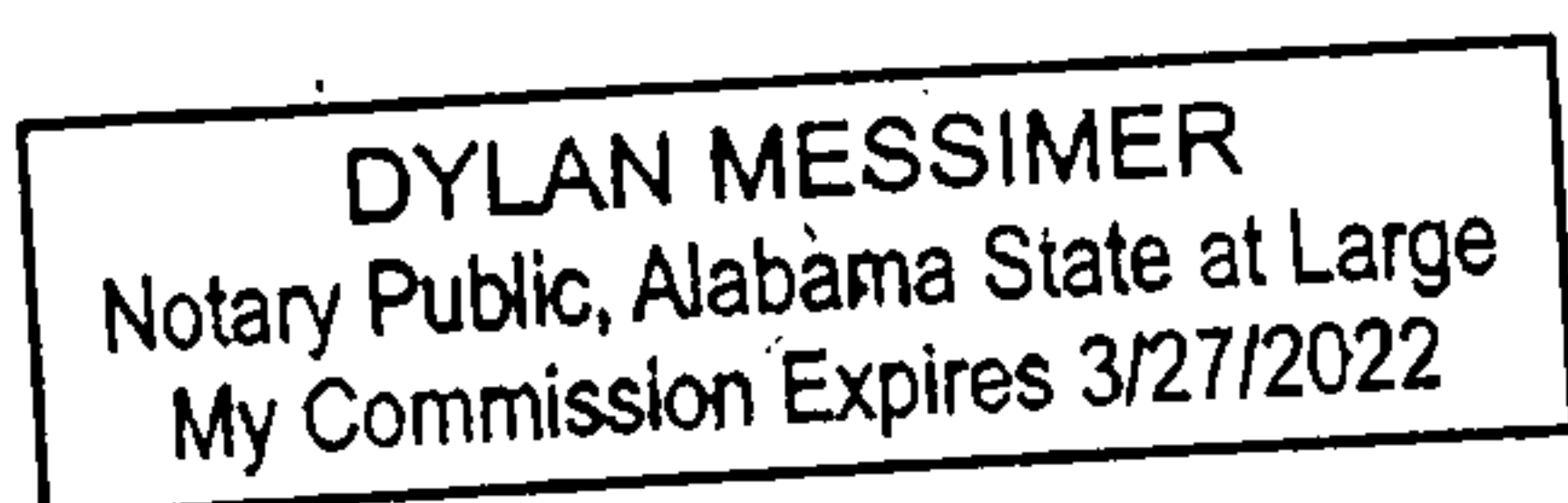
Property Address: 325 CHASE PLANTATION CIRCLE, HOOVER, AL 35244

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Deborah B Piper Deborah B Herring
DEBORAH B. PIPER, N/K/A DEBORAH B. HERRING

STATE OF ALABAMA }
COUNTY OF Shelby } SS.

I, Dylan Messimer, a Notary Public, hereby certify that **DEBORAH B. PIPER, N/K/A DEBORAH B. HERRING** 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 18 day of December, 2020.



Dylan Messimer
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/04/2021 11:34:23 AM
\$37.50 JESSICA
20210104000001560

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Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Deborah B Piper Grantee's Name Deborah B Herring
Mailing Address 325 Chase Plantation Circle Mailing Address 325 Chase Plantation Circle
Birmingham, AL 35244 Birmingham, AL 35244

Property Address 325 Chase Plantation Circle Date of Sale 12/18/2020
Birmingham, AL 35244 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 9,370.00

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)

☐ 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 12-18-2020

Print Deborah B Piper

Sign Deborah B Piper

☐ Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1