

Return to After Recording:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference No. AL683953

Mail Tax Statements to:
Matthew Pollard
4634 Burningtrees Lane
Pelham, AL 35124

Prepared By:
National Signing Services, Inc.
c/o Attorney Thomas G. McCroskey
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092

Tax ID No.: 11 7 36 3 000 020.000

QUIT CLAIM DEED

This indenture made this 5th day of December, 2020, by and between **Matthew Pollard and Jennifer Renee Lilly, who acquired title as Jennifer Pollard, husband and wife as joint tenants with right of survivorship**, whose post office address is 4634 Burningtrees Lane, Pelham, AL 35124, hereinafter called Grantors, and **Matthew Pollard and Jennifer Renee Lilly, husband and wife, as joint tenants with right of survivorship**, whose post office address is 4634 Burningtrees Lane, Pelham, AL 35124, hereinafter called Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

The following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, Block 6, according to the Survey of WOODDALE, Third Sector as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama.

Commonly known as: 4634 Burningtrees Lane, Pelham, AL 35124

Parcel ID #: 11 7 36 3 000 020.000

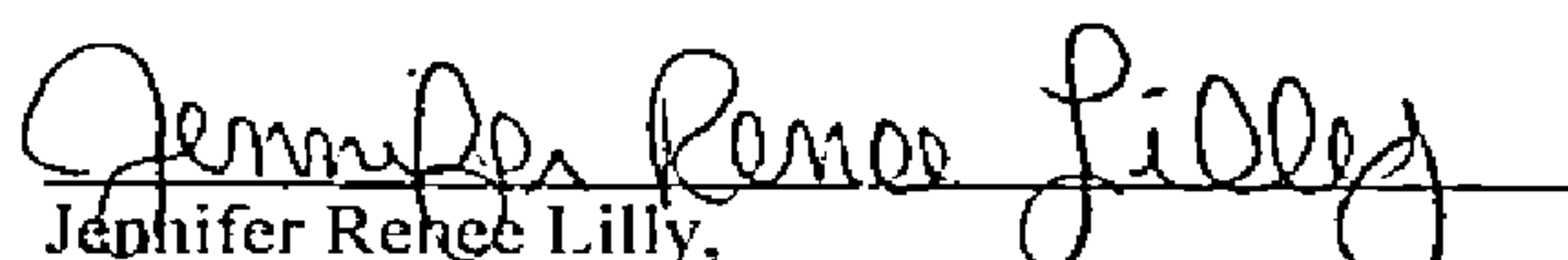
To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of

any gender shall be applicable to all genders.

WITNESS the hands and seals of said Grantors this 5th day of December, 2020.



Matthew Pollard

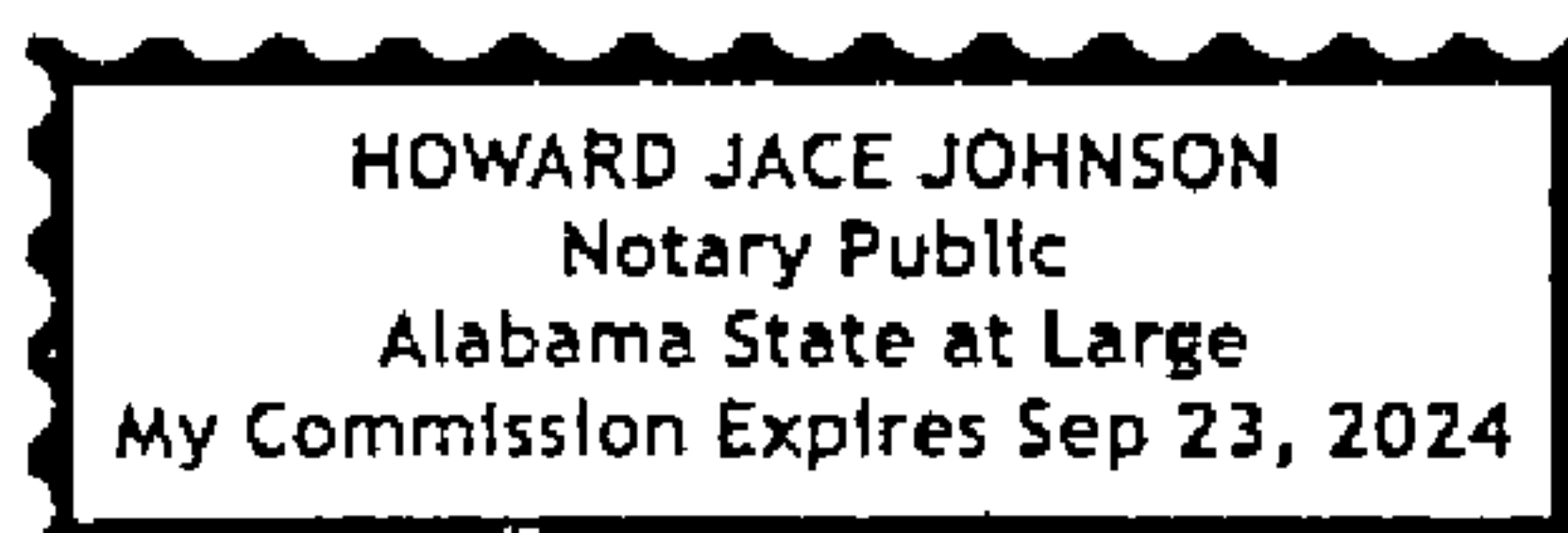

Jennifer Renee Lilly,
who acquired title as Jennifer Pollard

STATE OF Alabama
COUNTY OF Shelby

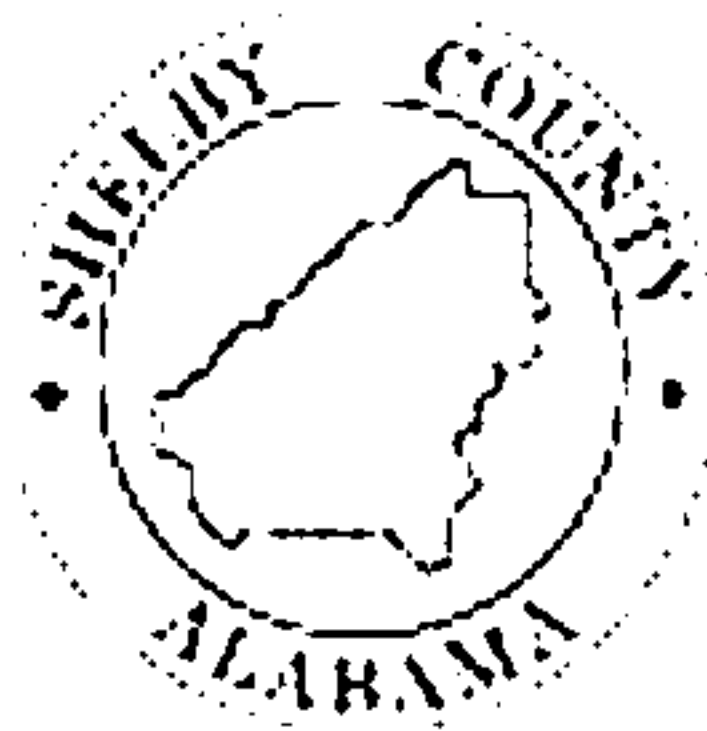
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matthew Pollard and Jennifer Renee Lilly, who acquired title as Jennifer Pollard, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

Given my hand and official seal this the 5th day of December, 2020.


NOTARY PUBLIC
Printed Name: Howard Jace Johnson
My Commission Expires: 9/23/2024



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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/07/2021 10:04:52 AM
\$39.00 JESSICA
20210107000011720

Allen S. Bayl

20210107000011720 01/07/2021 10:04:52 AM QCDEED 3/3

Real Estate Sales Validation Form

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

Grantor's Name Matthew Pollard and Jennifer Renee Lilly,
Mailing Address wata Jennifer Pollard
4634 Burningtrees Lane
Pelham, AL 35124

Grantee's Name Matthew Pollard and Jennifer Renee Lilly
Mailing Address 4634 Burningtrees Lane
Pelham, AL 35124

Property Address 4634 Burningtrees Lane
Pelham, AL 35124

Date of Sale 12/5/2020
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 213,100

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 _____

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 12/5/2020

Print Matthew Pollard

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1