

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 823916

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13 4 20 3 004 022.000

QUITCLAIM DEED

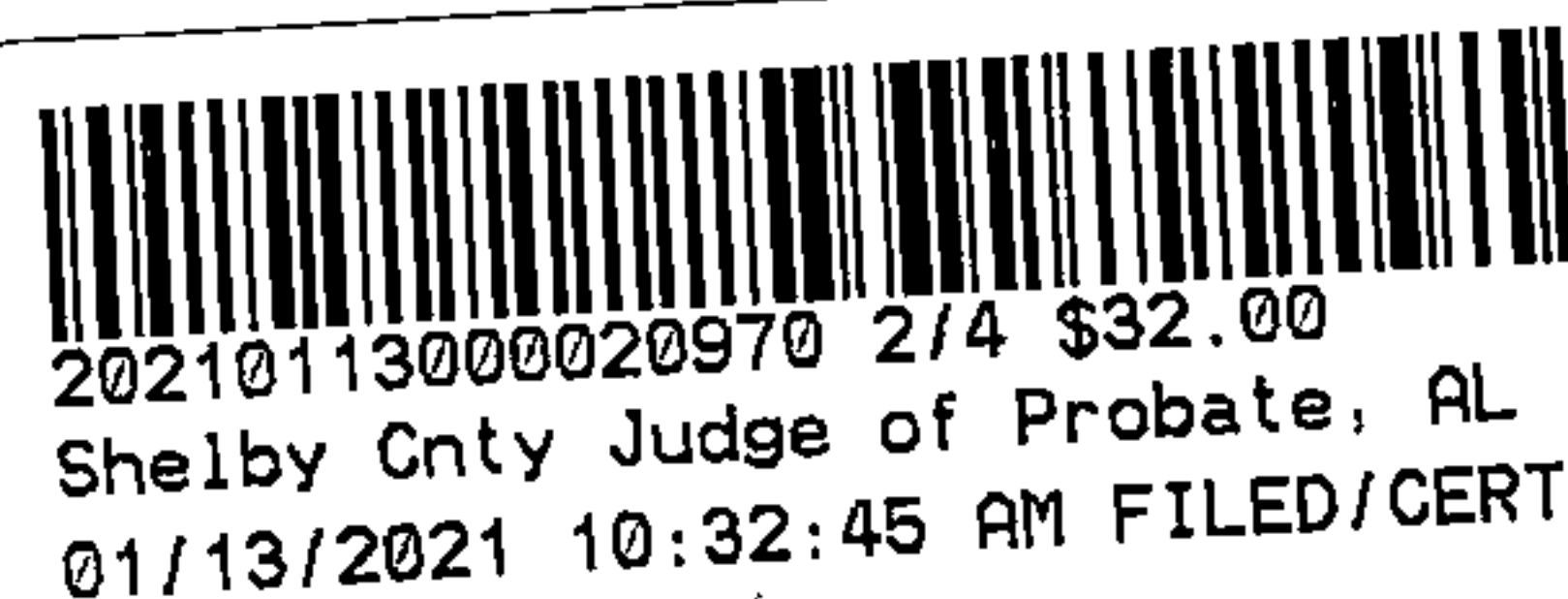
Exempt from recordation tax. Ala. Code Sec. 40-22-1 (b)(2)

R. Wesley Mitchell, also known as RICHARD WESLEY MITCHELL and LISETTE PURNHAGEN MITCHELL, having acquired title as Leasette Mitchell, husband and wife, hereinafter grantors, whose tax-mailing address is 3527 STONECREEK PLACE, HELENA AL 35080, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant and quitclaim to RICHARD WESLEY MITCHELL and LISETTE PURNHAGEN MITCHELL, husband and wife, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, hereinafter grantees, whose tax mailing address is 3527 STONECREEK PLACE, HELENA AL 35080, the following real property:

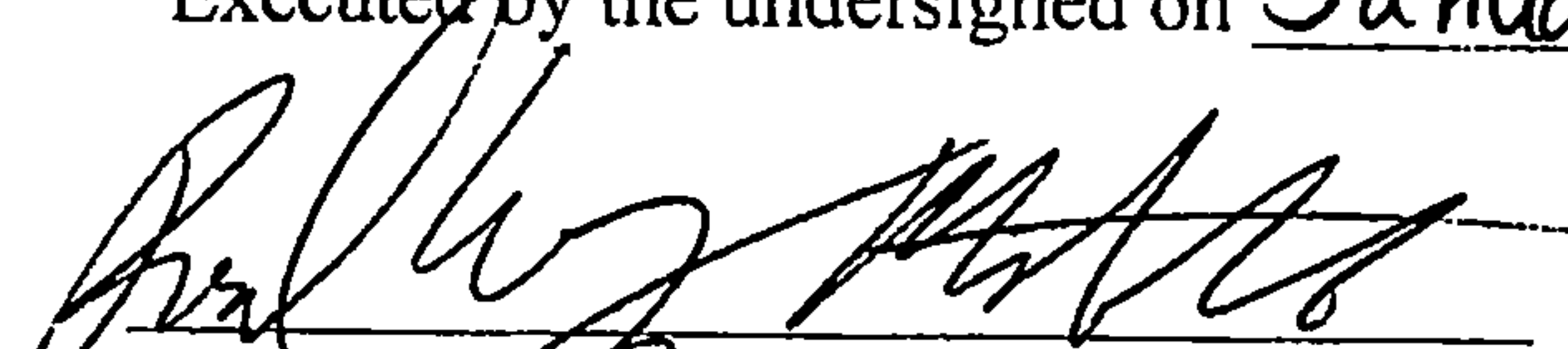
SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION


Prior instrument reference: Being the same property as conveyed from Dianne S. Taylor, a married woman to R. Wesley Mitchell and Leasette Mitchell, as joint tenants with right of survivorship as set forth in Deed Instrument #2009060300209840, dated 05/29/2009, recorded 06/03/2009, Shelby County, Alabama.

20210113000020970 01/13/2021



Executed by the undersigned on January 5, ^{2021 per}~~2020~~:


R. Wesley Mitchell, also known as
RICHARD WESLEY MITCHELL

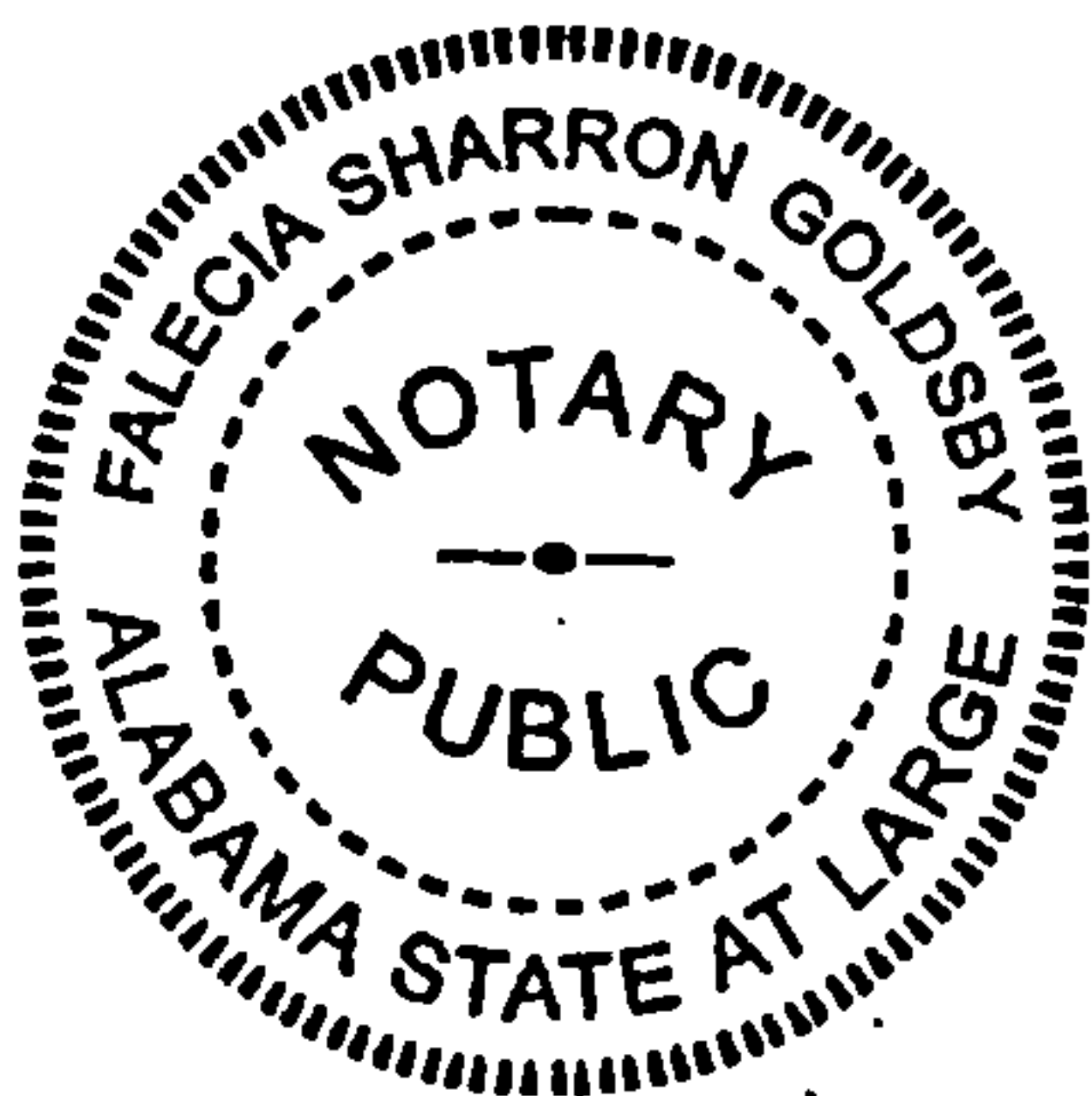

LISETTE PURNHAGEN
MITCHELL having acquired title
as Leasette Mitchell,

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **RICHARD WESLEY MITCHELL** and **LISETTE PURNHAGEN MITCHELL**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 5th day of January, ²⁰²¹~~2020~~ per


Notary Public



My Commission Expires: 11-5-22



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name RICHARD WESLEY MITCHELL
and LEASETTE PURNHAGEN
MITCHELLMailing Address 3527 STONECREEK PLACE,
HELENA AL 35080Property Address 3527 STONECREEK PLACE,
HELENA AL 35080Grantee's Name RICHARD WESLEY
MITCHELL and LISETTE
PURNHAGEN MITCHELLMailing Address 3527 STONECREEK PLACE,
HELENA AL 35080

Date of Sale 01/05/2021

Total Purchase Price

or

Actual Value \$

or

Assessor's Market Value

\$ 164,800

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 01/13/2021

Print Cymani M. Harrison

Unattested

Sign Cymani M. Harrison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20210113000020970 01/13/2021

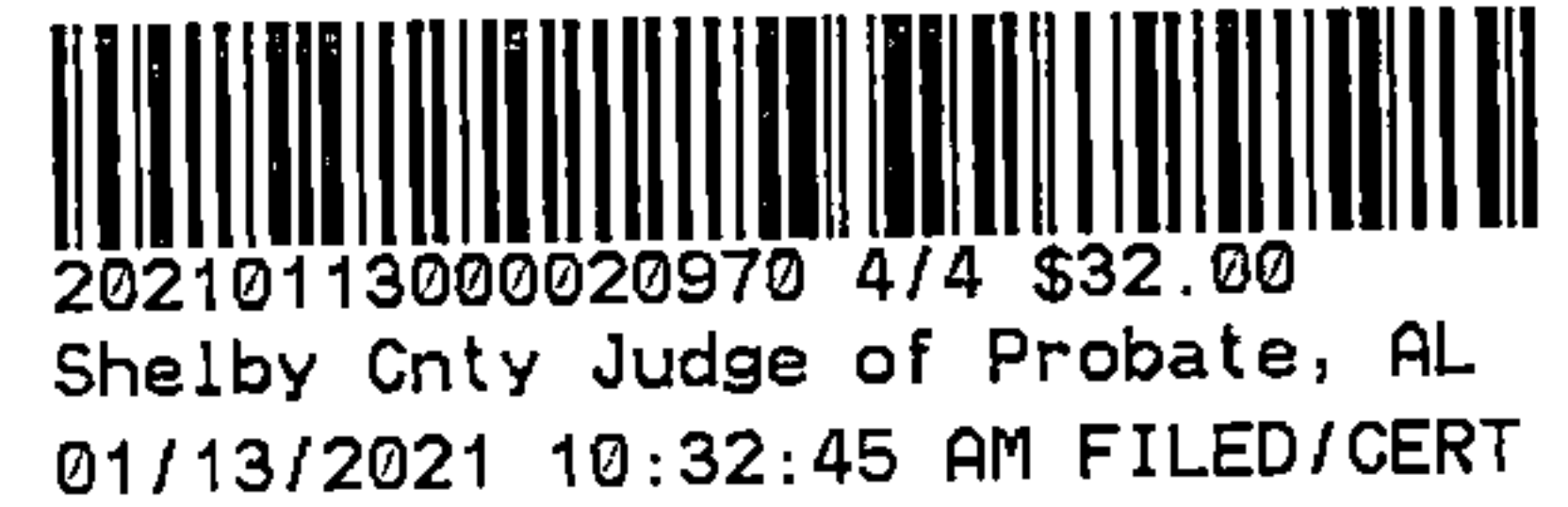


Exhibit A

File No.: 823916

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Lot 1733, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 6, as recorded in Map Book 34, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from Dianne S. Taylor, a married woman to R. Wesley Mitchell and Leasette Mitchell, as joint tenants with right of survivorship as set forth in Deed Instrument #2009060300209840, dated 05/29/2009, recorded 06/03/2009, Shelby County, Alabama.

Tax ID: 13 4 20 3 004 022.000

