

Market Value \$199,500.00

WHEN RECORDED MAIL TO:

STEWART TITLE
500 N BROADWAY STE 900
SAINT LOUIS, MO 63102

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:

LATOSHA SYKES-BENNETT
613 CROSSCREEK COVE
PELHAM, AL 35124

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 21st day of November, 2020, by first party **LEMOYNE BENNETT AND LATOSHA SYKES-BENNETT, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER TO SURVIVOR OF THEM IN FEE SIMPLE**, whose mailing address is 613 CROSSCREEK COVE, PELHAM, AL 35124 to second party, **LATOSHA SYKES-BENNETT, A MARRIED WOMAN**, whose mailing address is 613 CROSSCREEK COVE, PELHAM, AL 35124.

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 PELHAM, County of SHELBY, State of ALABAMA to wit:

LOT 30, ACCORDING TO THE SURVEY OF CROSSCREEK COVE, AS RECORDED IN MAP BOOK 32, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13 1 12 2 006 010.000

Property Address: 613 CROSSCREEK COVE, PELHAM, AL 35124

WFRASM20283700

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


LEMOYNE BENNETT

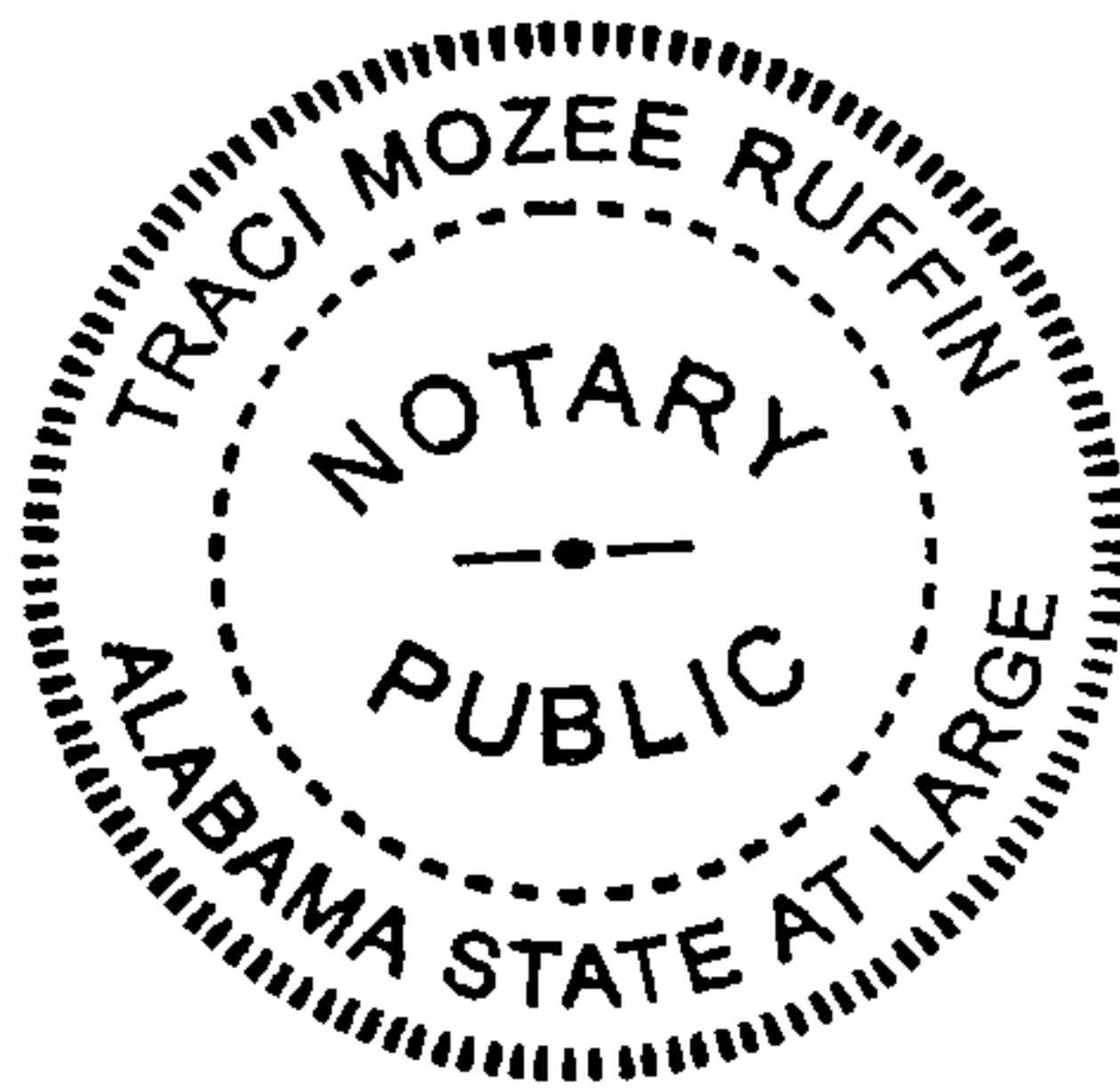

LATOSHA SYKES-BENNETT

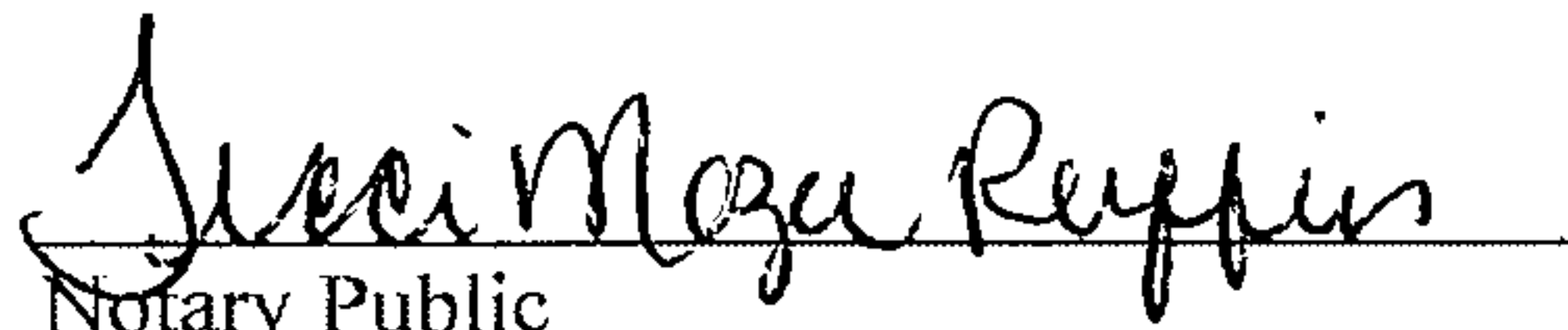
STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, Traci Mozee Ruffin, a Notary Public, hereby certify that **LEMOYNE BENNETT AND LATOSHA SYKES-BENNETT**, 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 21st day of November, 2020.




Notary Public
Commission Expires:
May 4, 2024

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address Lemoyne Bennett and Latosha Sykes-Bennett 613 CrossCreek Cove Pelham, AL 35124 Grantee's Name Mailing Address Latosha Sykes-Bennett 613 CrossCreek Cove Pelham, AL 35124

Property Address 613 CrossCreek Cove Pelham, AL 35124 Date of Sale November 21, 2020 Total Purchase Price \$

or Actual Value \$

or Assessor's Market Value \$ 199,500.00 1/2 \$99750.00



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 01/21/2021 01:17:36 PM \$128.00 CHERRY 20210121000034000

Allen S. Byrd

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 11/21/2020

Print Brandon Williams - Title Agent

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one