

20210125000040980
01/25/2021 03:50:21 PM
QCDEED 1/4

Return to: Covius Settlement Services, LLC, 1044 Main St, Suite 600, Kansas City, MO 64105

Reference Number: 510-398318

Mail Tax Statements to:

Christina Pena Lee and James R. Lee, 100 Berkshire Manor Circle, Alabaster, AL 35007

STATE OF ALABAMA

Exempt Pursuant to Section 40-22-1(b)(2)

COUNTY OF SHELBY

QUITCLAIM DEED

TO PERFECT TIME

CHRISTINA PENA LEE formerly known as CHRISTINA I. LEE and JAMES R. LEE, wife and husband, whose mailing address is 100 Berkshire Manor Circle, Alabaster, AL 35007, hereinafter referred to as "Grantor"

and

CHRISTINA PENA LEE and JAMES R. LEE, wife and husband, whose mailing address is 100 Berkshire Manor Circle, Alabaster, AL 35007, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 31 according to the Survey of Weatherly Berkshire Manor-Sector 19, as Recorded in Map Book 24, Page 43, in the Probate Office of Shelby County, Alabama.

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded 03/29/2005 as Instrument Number 20050329000140710 in the Office of the Judge of Probate of Shelby County, Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 16th day of January, 2021.

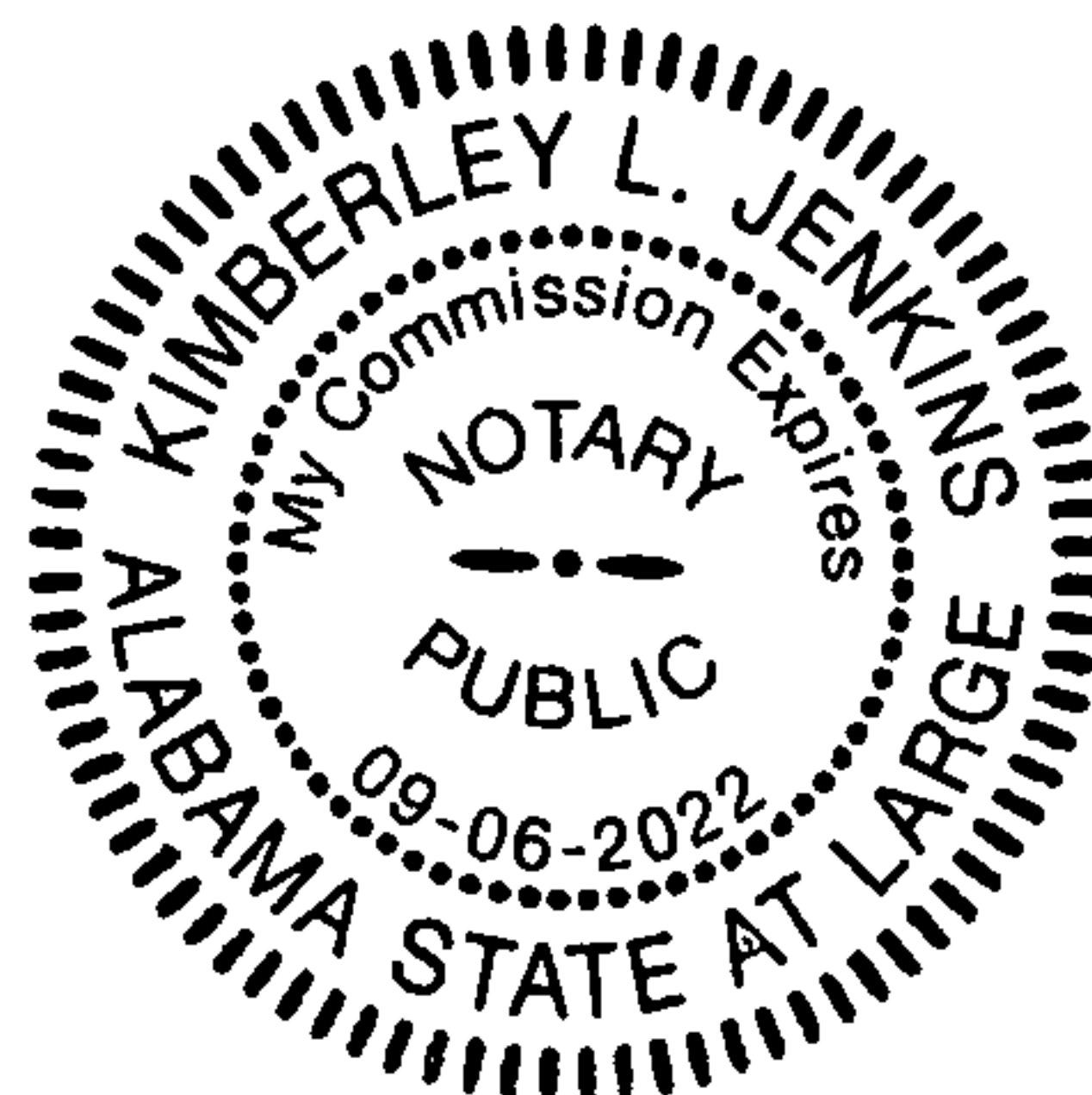
Christina Pena Lee
CHRISTINA PENA LEE
formerly known as CHRISTINA I. LEE

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that CHRISTINA PENA LEE formerly known as CHRISTINA I. LEE, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 16th day of January, 2021.

Kimberley L. Jenkins
Notary Public
Kimberley L. Jenkins
Print Name
My Commission expires: 9/6/2022



IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 16th day
of January, 20 21.

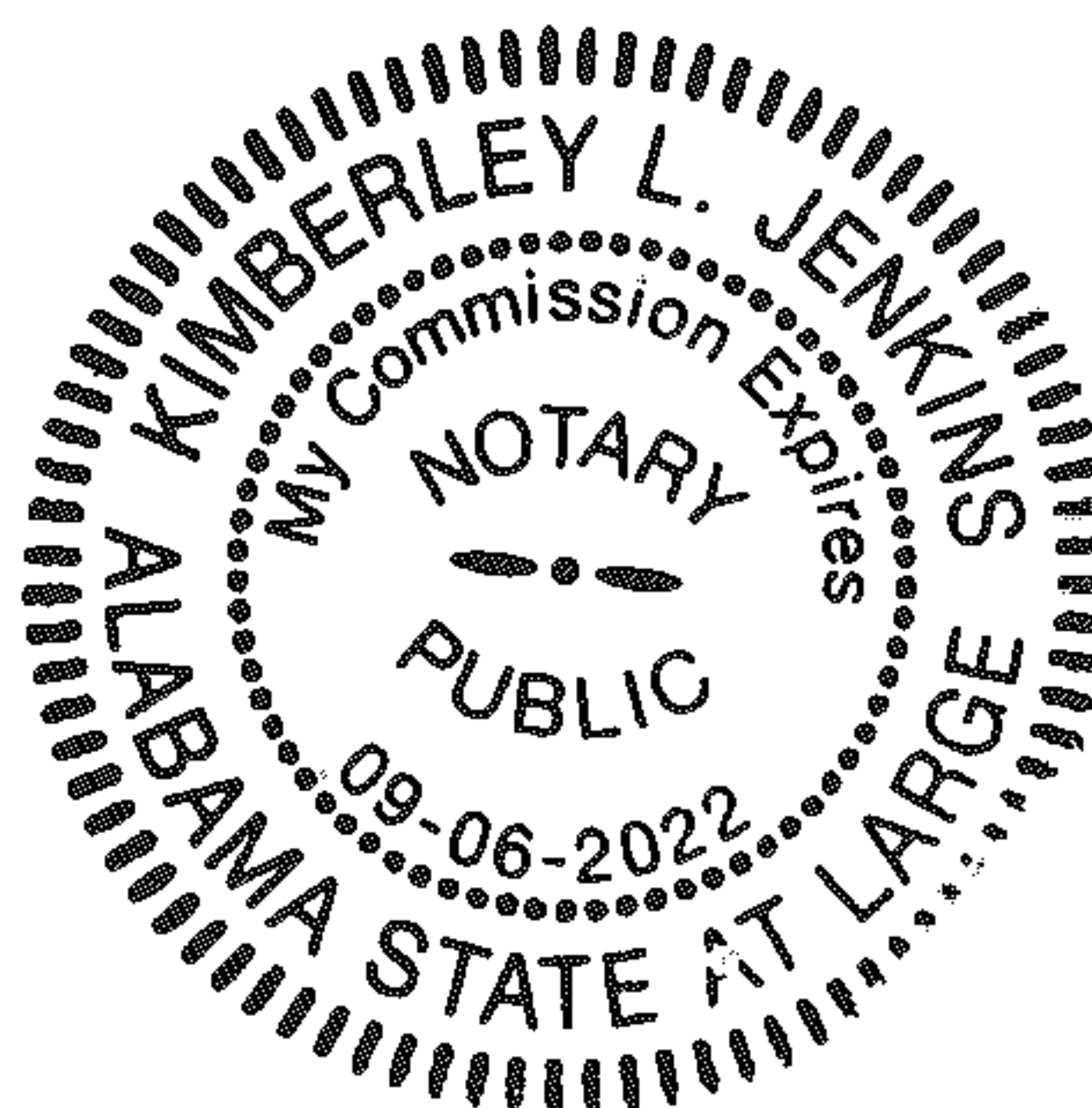
James R. Lee
JAMES R. LEE

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JAMES R. LEE, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 16th day of
January, 20 21.

Kimberley L. Jenkins
Notary Public
Kimberley L. Jenkins
Print Name
My Commission expires: 9/6/2022



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Christina Pena Lee and James R. Lee, 100 Berkshire Manor Circle, Alabaster, AL 35007

Grantee's address:
Christina Pena Lee and James R. Lee, 100 Berkshire Manor Circle, Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Christina I Lee and James R Lee
Mailing Address 100 Berkshire Manor Cir
Alabaster AL 35007

Grantee's Name Christina Pena Lee and James
Mailing Address R. Lee
100 Berkshire Manor Cir
Alabaster AL 35007

20210125000040980 01/25/2021 03:50:21 PM QCDEED 4/4

Property Address 100 Berkshire Manor Cir
Alabaster AL 35007

Date of Sale 1-16-2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ ~~500,000~~ 264,100.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/25/2021 03:50:21 PM
\$32.00 CHERRY
20210125000040980

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Wife name change

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 1-16-2021

Print Christina Pena Lee & James R. Lee

☐ Unattested

(verified by)

Sign

Christina Pena Lee James R. Lee 1-16-2021
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1