

20210223000089170
02/23/2021 10:21:48 AM
QCDEED 1/3

Return to After Recording:

Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763
Reference No. AL703348

Mail Tax Statements to:

Samuel C Thomas
2034 Forest Lakes Lane
Sterrett, AL 35147

Prepared By:

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

Tax ID No.: 09 5 21 0 000 001.437

QUIT CLAIM DEED

This indenture made this 25th day of January, 2021, by and between **SAMUEL THOMAS AND JAKIA VIANN BRADFORD THOMAS, WHO ACQUIRED TITLE AS JAKIA VANN BRADFORD THOMAS, HUSBAND AND WIFE**, whose post office address is 2034 Forest Lakes Lane, Sterrett, AL 35147, hereinafter called Grantors, and **SAMUEL THOMAS AND JAKIA VIANN BRADFORD THOMAS, HUSBAND AND WIFE**, whose post office address is 2034 Forest Lakes Lane, Sterrett, AL 35147, 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 in Shelby County, in the State of Alabama, to wit:

Lot 465 according to the Survey of Forest Lakes as recorded in Map Book 34, Page 122A in the Probate Office of Shelby County, Alabama.

Commonly known as: 2034 Forest Lakes Lane, Sterrett, AL 35147

Parcel ID #: 09 5 21 0 000 001.437

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 25 day of January, 20 21.



SAMUEL THOMAS

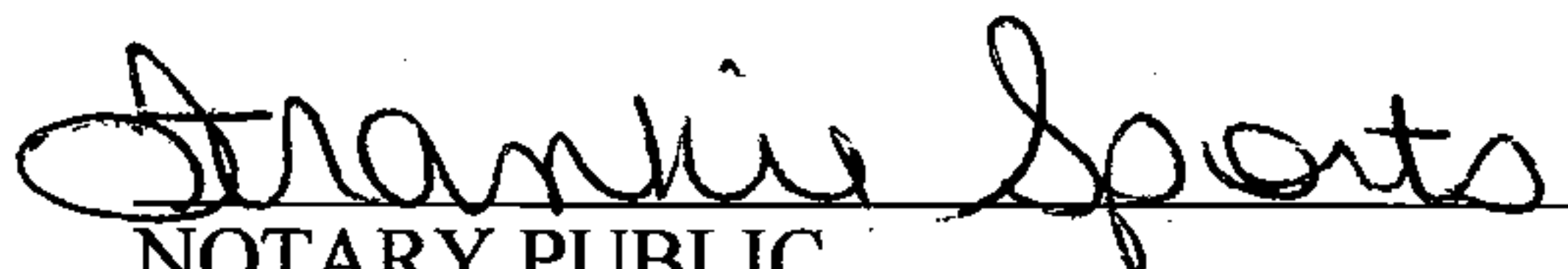


JAKIA VIANN BRADFORD THOMAS
WHO ACQUIRED TITLE AS JAKIA VANN BRADFORD THOMAS

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SAMUEL THOMAS AND JAKIA VIANN BRADFORD THOMAS, WHO ACQUIRED TITLE AS JAKIA VANN BRADFORD THOMAS, 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 25th day of January, 20 21.



NOTARY PUBLIC
Printed Name: Frankie Sports
My Commission Expires: 10/25/2023

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.

Real Estate Sales Validation Form

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

Grantor's Name SAMUEL THOMAS AND JAKIA VIANN BRADFORD
Mailing Address THOMAS, WATA JAKIA VANN BRADFORD THOMAS
2034 Forest Lakes Lane
Sterrett, AL 35147

Grantee's Name SAMUEL THOMAS AND JAKIA VIANN BRADFORD THOMAS
Mailing Address 2034 Forest Lakes Lane
Sterrett, AL 35147

Property Address 2034 Forest Lakes Lane
Sterrett, AL 35147

Date of Sale 1.25.2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 203,900

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 01/25/2021

Print Samuel Thomas, JAKIA VIANN BRADFORD THOMAS

Unattested

Sign [Signatures]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2021 10:21:48 AM
\$30.00 CHARITY
20210223000089170

Allen S. Boyd