

20210225000095110
02/25/2021 01:15:57 PM
DEEDS 1/4

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, AL 02886
File No. R-144300-MOB

MAIL TAX STATEMENTS TO:
MARYANN GREAR AND DARRYL M. GREAR
2068 EAGLE RIDGE DR
BIRMINGHAM, AL 35242

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 039310008024000

SAC-R-144300-MOB

QUITCLAIM DEED

1/2 value
\$91.00

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 23rd day of November, 2020, by and between **MARYANN GREAR F/K/A MARY ANN DIMARCO, A MARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE, DARRYL M. GREAR**, a mailing address of 2068 EAGLE RIDGE DR, BIRMINGHAM, AL 35242, hereinafter referred to as Grantor(s) and **MARYANN GREAR AND DARRYL M. GREAR, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a mailing address of 2068 EAGLE RIDGE DR, BIRMINGHAM, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2068 EAGLE RIDGE DR, BIRMINGHAM, AL 35242

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: Document Number: 20180702000235260, Recorded: 07/02/2018

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining

unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 23rd day of November, 2020.

Maryann Grear
MARYANN GREAR F/K/A MARY ANN DIMARCO

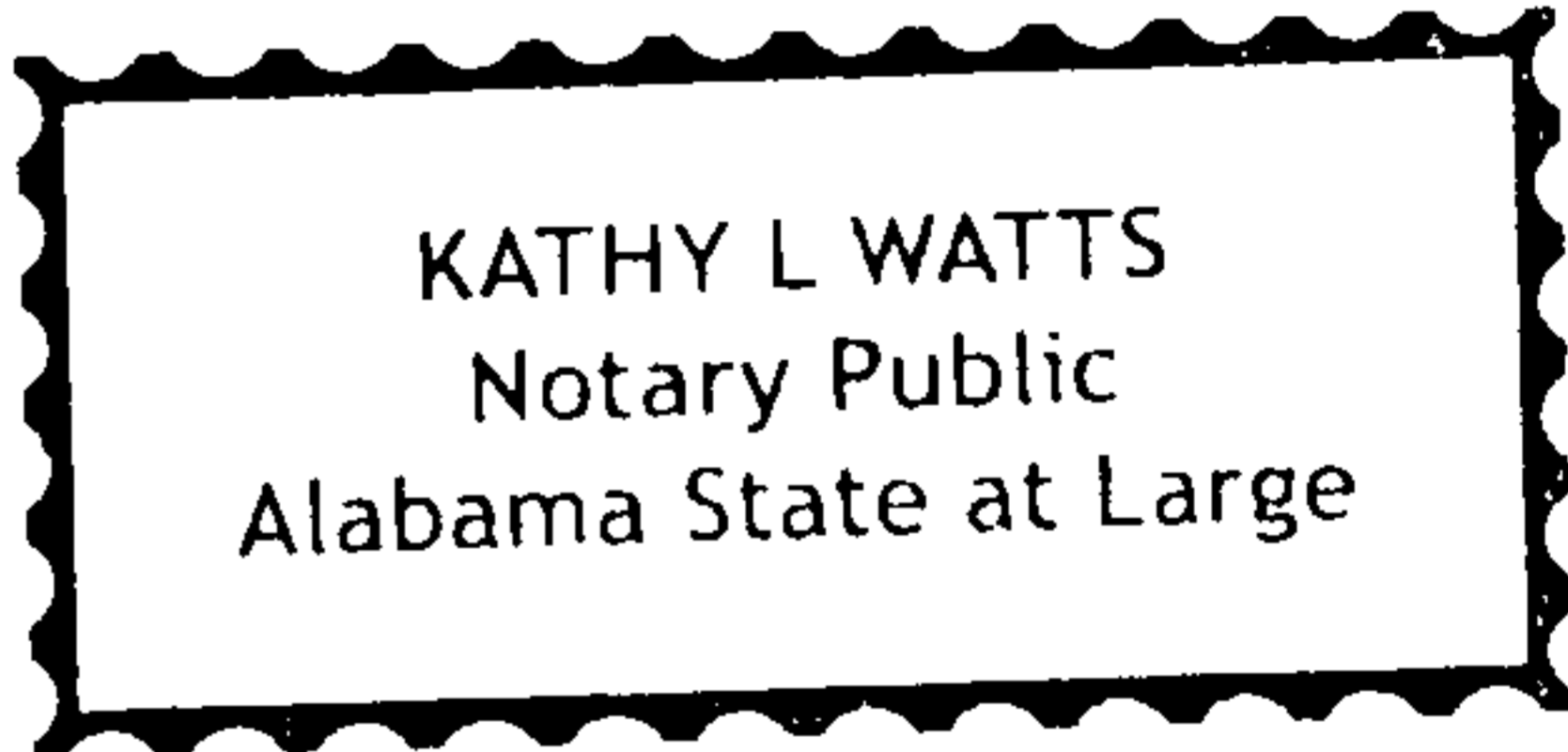
Darryl M. Grear
DARRYL M. GREAR

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Maryann Grear FKA Mary Ann Dimarco ^{Darryl M. Grear}, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 23 day of November, 2020.

Kathy L. Watts
NOTARY PUBLIC
My commission expires: 6/26/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

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

Lot 24, according to the Survey of Townes at Brook Highland, as recorded in Map Book 30, Pages 133 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes due October 01, 2018 and thereafter.

Building and Setback Lines, Restrictions, Covenants and Conditions of record.

Mining and mineral rights excepted.

Parcel ID Number: 039310008024000

PROPERTY COMMONLY KNOWN AS: 2068 EAGLE RIDGE DR, BIRMINGHAM, AL 35242

Real Estate Sales Validation Form

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

Grantor's Name Mary Ann Gear fka Mary Ann Dir
Mailing Address Darryl M Gear
2068 Eagle Ridge Dr
Birmingham AL 35242

Grantee's Name Mary Ann Gear
Mailing Address Darryl M Gear
2068 Eagle Ridge Dr
Birmingham AL 35242

Property Address 2068 Eagle Ridge Dr
Birmingham AL 35242

Date of Sale 11/23/2020
Total Purchase Price \$ 90625.00

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Actual Value \$ 0.00

or

Assessor's Market Value \$ 292300.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2021 01:15:57 PM
\$123.00 CHERRY
20210225000095110

Handwritten signature/initials.

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 1/14/21

Print E-McCoy

Unattested (verified by)

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