

AFTER RECORDING RETURN TO:

Jason W. Russell
Tara K. Russell
105 Ashford Lane
Alabaster, AL 35007
File No. 17-758449

20210315000128170
03/15/2021 01:45:06 PM
QCDEED 1/4

MAIL TAX STATEMENTS TO:

Jason W. Russell
Tara K. Russell
105 Ashford Lane
Alabaster, AL 35007

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 23-2-10-1-002-007.000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 2 day of March, 2021, by and between **Jason W. Russell and Tara K. Russell f/k/a Tara H. King, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them**, a mailing address of 105 Ashford Lane, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Jason W. Russell and Tara K. Russell, husband and wife, for and during their joint lives and upon the death of either of them, then to the survivor of them**, a mailing address of 105 Ashford Lane, Alabaster, AL 35007, 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.

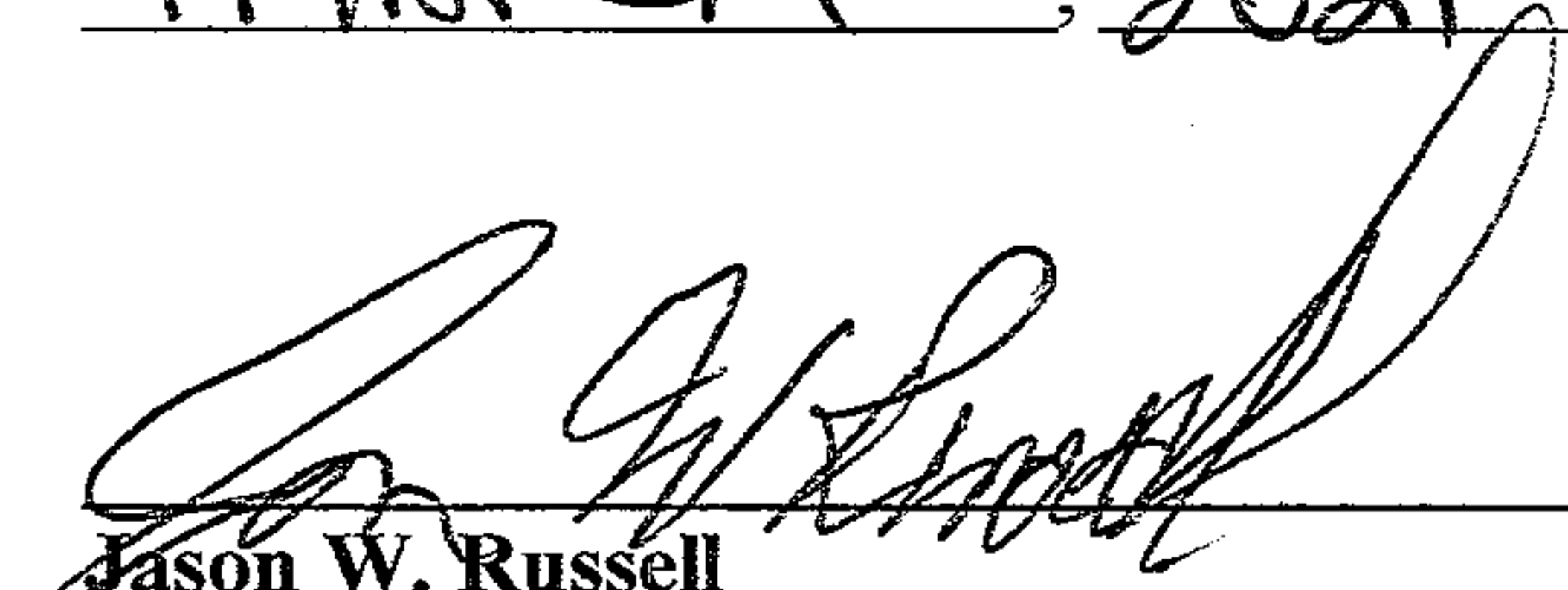
Also known as: 105 Ashford Lane, Alabaster, AL 35007

Prior instrument reference: Instrument Number: 2001-32214, Recorded: 08/03/2001

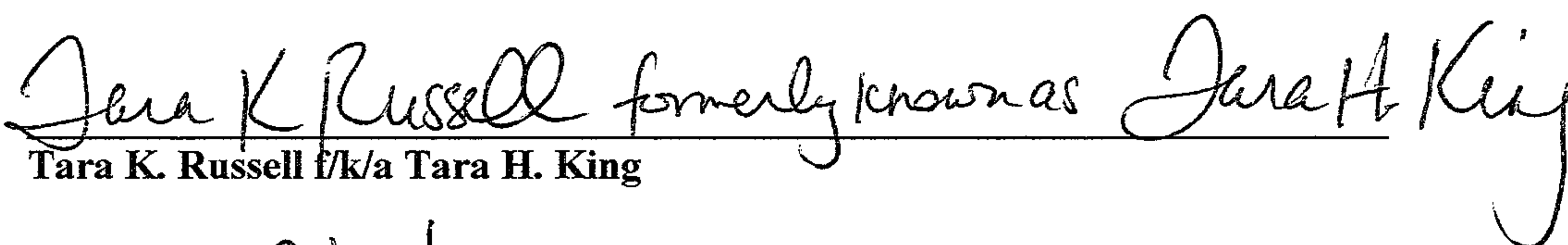
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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 2 day of March, 2021.



Jason W. Russell

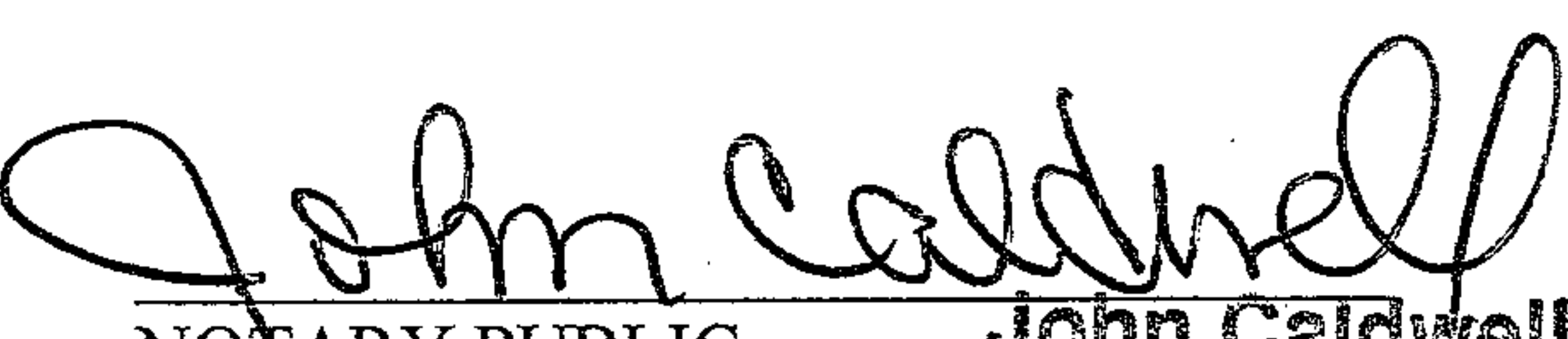


Tara K. Russell f/k/a Tara H. King

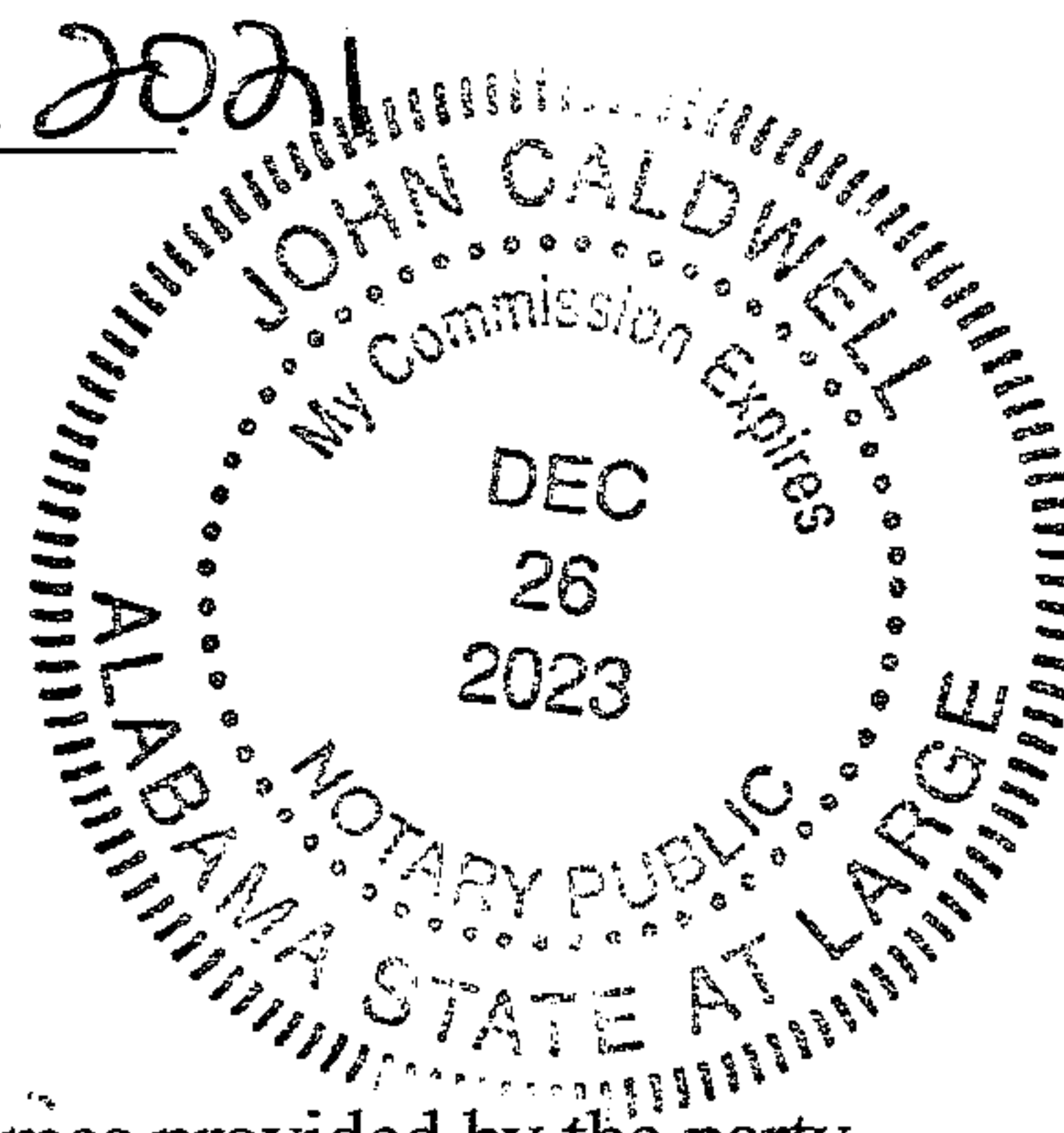
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Jason W. Russell and Tara K. Russell f/k/a Tara H. King, 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 2 day of March, 2021.



NOTARY PUBLIC John Caldwell
My commission expires My Commission Expires
12/26/2023



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

20210315000128170 03/15/2021 01:45:06 PM QCDEED 3/4

Exhibit "A" - Legal Description

The land described herein is situated in the State of Alabama, County of Shelby, described as follows:

Lot 7 according tot he Survey of Second Addition to Ashford Heights as recorded in Map Book 17, Page 29, Shelby County, Alabama Records.

A.P.N.: 23-2-10-1-002-007.000

This page is only a part of the ALTA Commitment for Title Insurance. This commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

National Closing Solutions of Alabama
Policy issuing Agent for Westcor Land Title Insurance Company

Real Estate Sales Validation Form

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

Grantor's Name Jason W. Russell and Tara K. Russell ✕
Mailing Address 105 Ashford Lane
Alabaster, AL 35007

Grantee's Name Jason W. Russell and Tara K. Russell
Mailing Address 105 Ashford Lane
Alabaster, AL 35007

20210315000128170 03/15/2021 01:45:06 PM QCDEED 4/4

Property Address 105 Ashford Lane
Alabaster, AL 35007

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

✕ E/K/A Tara H. King

159,200.00

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 Name Change Deed due to marriage

☐ Closing Statement

This deed is only changing wife's last name to her married legal name.

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 3/22/2021

Print Jason W. Russell

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2021 01:45:06 PM
\$33.00 CHERRY
20210315000128170

Ann S. Byrd