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03/17/2021 08:34:03 AM
QCDEED 1/4

Return to: First Title and Escrow, 15 West Gude, Suite 400, Rockville, MD 20852

Reference Number: T-202226-21

Mail Tax Statements to: Kelly Cooper Pope and Paul John Pope III,
2420 Chandabrook Drive, Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

KELLY COOPER POPE formerly known as KELLY COOPER EDWARDS, now a married woman, whose mailing address is 2420 Chandabrook Drive, Pelham, AL 35124, hereinafter referred to as "Grantor"

and

KELLY COOPER POPE and PAUL JOHN POPE III, a married couple, whose mailing address is 2420 Chandabrook Drive, Pelham, AL 35124, 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 329, CHANDALAR SOUTH, SIXTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded 05/29/2003 as Instrument No. 20030529000332500 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 08 day of February, 2021.


KELLY COOPER POPE
formerly known as KELLY COOPER EDWARDS

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that KELLY COOPER POPE formerly known as KELLY COOPER EDWARDS, 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 8 day of February, 2021.


Notary Public

Print Name
My Commission expires: 3/29/2021

RAFAEL ORLANDO BRATHWAITE
NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES 03/29/2021

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Kelly Cooper Pope, 2420 Chandabrook Drive, Pelham, AL 35124

Grantee's address:

Kelly Cooper Pope and Paul John Pope III, 2420 Chandabrook Drive, Pelham, AL 35124

Real Estate Validation Form

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

Grantor's Name Kelly Cooper Pope formerly known as Kelly C.
Mailing Address 2420 Chandabrook Drive
Pelham, AL 35124

Grantee's Name Kelly Cooper Pope
Mailing Address 2420 Chandabrook Drive
Pelham, AL 35124

Property Address 2420 Chandabrook Drive
Pelham, AL 35124

Date of Sale
Total Purchase Price \$ 10.00
or
Actual Value \$ 95,050.00
or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check on) (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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 02/08/2021
Print Kelly Cooper Pope Paul John Pope
Sign Kelly Cooper Pope (verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2021 08:34:03 AM
\$126.50 CHERRY
20210317000132820

Alvin S. Boyd