

20210318000136930
03/18/2021 02:45:28 PM
QCDEED 1/5

AFTER RECORDING RETURN TO:

Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10259126

MAIL TAX STATEMENTS TO:

Jeremiah C. McDaniel
3024 Stonecreek Trce
Helena, AL 35080

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 13 4 20 3 004 035.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 16 day of October, 20 20, by and between **Jeremiah C. McDaniel and Jessica N. McDaniel, as joint tenants with right of survivorship**, a mailing address of 3024 Stonecreek Trce, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Jeremiah C. McDaniel, an unmarried man**, a mailing address of 3024 Stonecreek Trce, Helena, AL 35080, 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: 3024 Stonecreek Trce, Helena, AL 35080

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

Prior instrument reference: Instrument Number: 20180118000016530, Recorded: 01/18/2018

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.

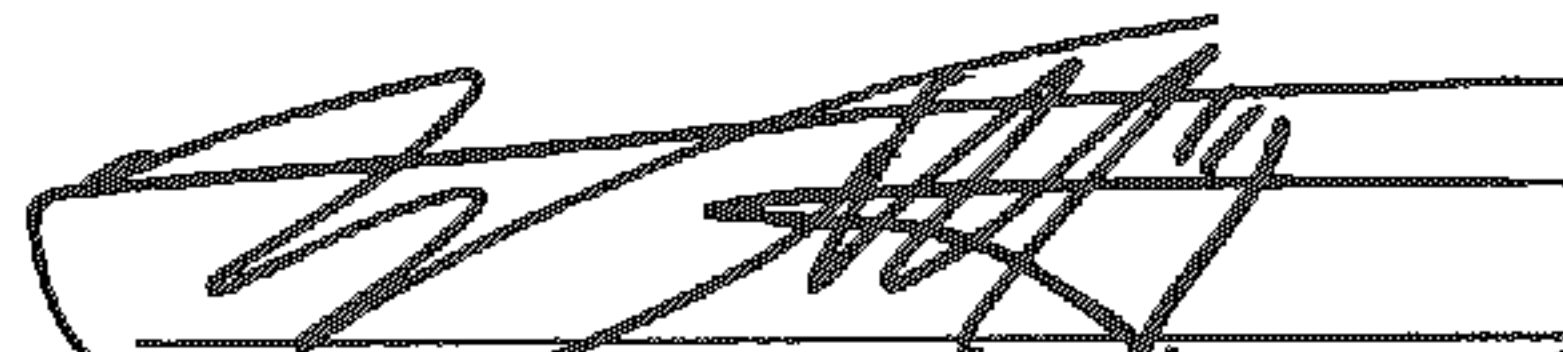
IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 16 day of October, 2020.

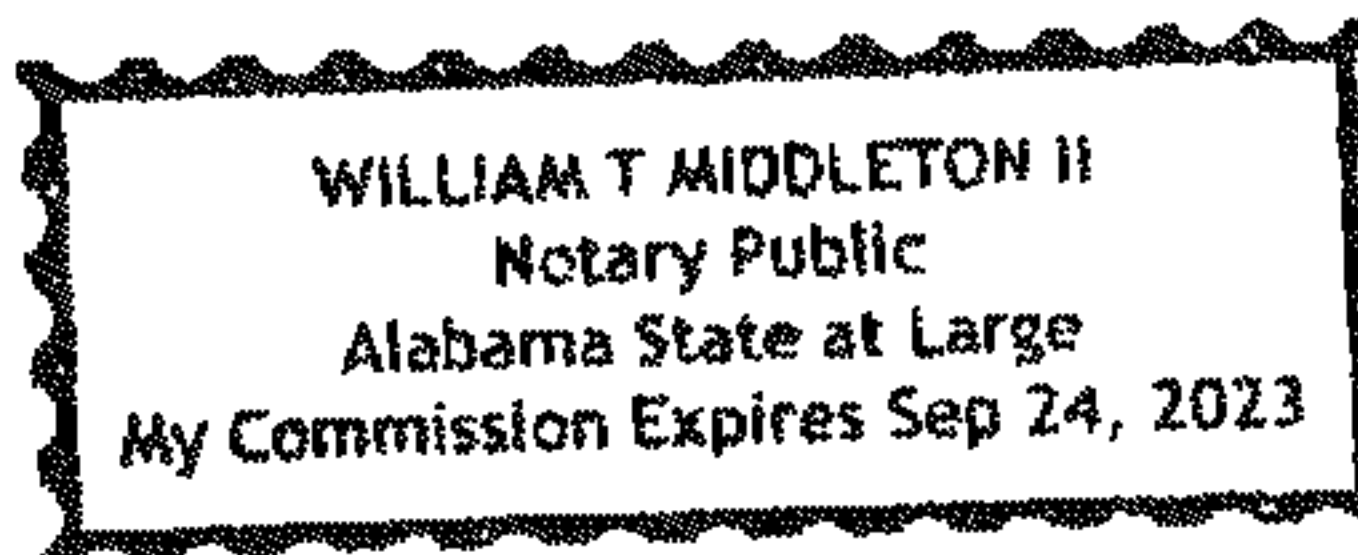

Jeremiah C. McDaniel

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Jeremiah C. McDaniel**, 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 16 day of October, 2020.


NOTARY PUBLIC William T. Middleton II
My commission expires: 9/24/2023



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

Jessica N. McDaniel
Jessica N. McDaniel

STATE OF Massachusetts
COUNTY OF Middlesex

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Jessica N. McDaniel**, 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 23rd day of Oct, 2020.

Peter A. Simmons
NOTARY PUBLIC
My commission expires: 9/6/2024



PETER A. SIMMONS
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
September 6, 2024

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 LOCATED IN SHELBY COUNTY, ALABAMA:

LOT 1738, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE 6, RECORDED IN MAP BOOK 34, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME WHICH MARCUS A. MALONE, A SINGLE MAN, BY DEED DATED JANUARY 12, 2018 AND RECORDED JANUARY 18, 2018 IN THE COUNTY OF SHELBY, STATE OF ALABAMA IN 20180118000016530 CONVEYED UNTO JEREMIAH C. MCDANIEL AND JESSICA N. MCDANIEL.

PARCEL ID NUMBER: 13 4 20 3 004 035.000

PROPERTY COMMONLY KNOWN AS: 3024 STONECREEK TRCE, HELENA, AL 35080



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2021 02:45:28 PM
 \$119.00 CHERRY
 20210318000136930

20210318000136930 03/18/2021 02:45:28 PM QCDEED 5/5

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Jeremiah C. McDaniel and Jessica N. McDaniel
 Mailing Address 3024 Stonecreek Trce
Helena, AL 35080

Grantee's Name Jeremiah C. McDaniel
 Mailing Address 3024 Stonecreek Trce
Helena, AL 35080

Property Address 3024 Stonecreek Trce
Helena, AL 35080

Date of Sale 10/16/2020
 Total Purchase Price \$ 1.00

or
 Actual Value \$

or
 Assessor's Market Value \$ 169,300 / \$ 84,650.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other \$1.00 consideration on QCD

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 10/23/2020

Print Jessica McDaniel

Unattested

 (verified by)

Sign Jessica McDaniel

 (Grantor/Grantee/Owner/Agent) circle one