

20210319000140280
03/19/2021 02:58:12 PM
QCDEED 1/5

AFTER RECORDING RETURN TO:

Old Republic Title
530 S. Main Street, Suite 1031
Akron, OH 44311
File No. 01-20041611-02C

MAIL TAX STATEMENTS TO:

Celia D. Martin and Betty D. Martin
15 River Drive
Wilsonville, AL 35186

This document prepared by:

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

Parcel ID No.: 1 9418 0 001 014.013 deed tax is due on 1/3 of the value. $1/3 = \$91,665.75$

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 24th day of June, 2020, by and between **Celia D. Martin F/K/A Celia D. Thacker, an unmarried woman and Betty D. Martin, a married woman, joined in execution by her spouse, Paul Martin, for and during their joint lives and upon the death of either of them, then to the survivor of them** a mailing address of 15 River Drive, Wilsonville, AL 35186, hereinafter referred to as Grantor(s) and **Celia D. Martin, an unmarried woman and Betty D. Martin, a married woman, for and during their joint lives and upon the death of either of them, then to the survivor of them** a mailing address of 15 River Drive, Wilsonville, AL 35186, 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: 15 River Drive, Wilsonville, AL 35186

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

Prior instrument reference: Instrument Number 20190819000303100, Recorded: 08/19/2019

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 24th day of June, 2020.

Celia D. Martin F/K/A Celia D. Thacker
Celia D. Martin F/K/A Celia D. Thacker

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Celia D. Martin F/K/A Celia D. Thacker**, 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 24th day of June, 2020.

Frankie Sports
NOTARY PUBLIC
My commission expires: 10/25/2023

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24th day of June, 2020.

Betty D. Martin
Betty D. Martin

Paul Martin
Paul Martin

STATE OF AL
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that **Betty D. Martin and Paul Martin**, 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 24th day of June, 2020.

Frankie Sports
NOTARY PUBLIC
My commission expires: 10/25/2023

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 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 1, BLOCK B, ACCORDING TO THE MAP OF RIVER VIEW SUBDIVISION AS RECORDED
IN MAP BOOK 4, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 1 9418 0 001 014.013

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: LUEDELLA M. KLIMT, A SINGLE WOMAN

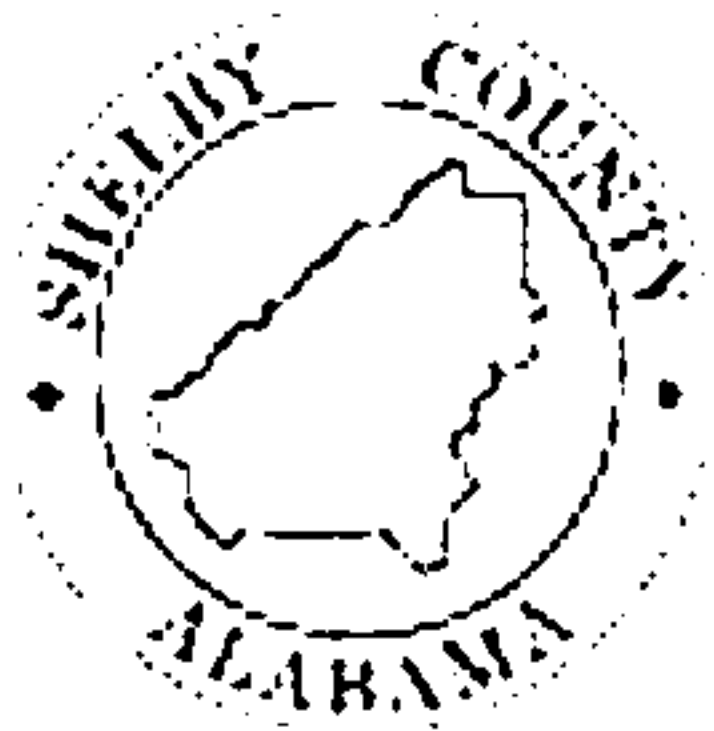
GRANTEE: CELIA D. THACKER AND BETTY D MARTIN, FOR AND DURING THEIR JOINT
LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM

DATED: 08/15/2019

RECORDED: 08/19/2019

DOC#/BOOK-PAGE: 20190819000303100 / NA

PROPERTY COMMONLY KNOWN AS: 15 River Drive, Wilsonville, AL 35186



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/19/2021 02:58:12 PM
 \$128.00 CHARITY
 20210319000140280

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name CELIA D. THACKER &
 Mailing Address BETTY D. MARTIN
15 RIVER DRIVE
WILSONVILLE, AL 35186

Grantee's Name CELIA D. MARTIN &
 Mailing Address BETTY D. MARTIN
15 RIVER DRIVE
WILSONVILLE, AL 35186

Property Address 15 RIVER DRIVE
WILSONVILLE, AL 35186

Date of Sale 06/22/2020
 Total Purchase Price \$ SELF TO SELF TRANSFER
 or
 Actual Value \$ 1/3 = \$91,665.75
 or
 Assessor's Market Value \$ 275,000.00

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 _____

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 12-17-2020

Print

Tina Goodwin

Sign

Tina Goodwin

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1