

*This instrument was prepared by:*

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Attorney at Law  
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P. O. Box 188  
Centreville, AL 35042

Source of Title: Shelby County, Alabama  
Instrument Number: 20160504000149790  
(WITHOUT THE BENEFIT OF A TITLE SEARCH)

**SEND TAX NOTICE TO:**

Alison Bean  
501 Whitetail Run  
Chelsea, AL 35043



20210409000178460 1/2 \$266.00  
Shelby Cnty Judge of Probate, AL  
04/09/2021 10:41:28 AM FILED/CERT

STATE OF ALABAMA

\*

**QUITCLAIM DEED**

COUNTY OF SHELBY

\*

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of

TEN DOLLARS AND NO/100 (\$10.00)  
AND IN ACCORDANCE WITH THE PARTIES' DECREE OF DIVORCE,  
CIRCUIT COURT OF BIBB COUNTY, DR 2021-\_\_\_\_\_

to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Herbert Lyle Bean**, a single man, do hereby remise, release, and forever quitclaim unto the said **Alison Bean** a single woman, all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

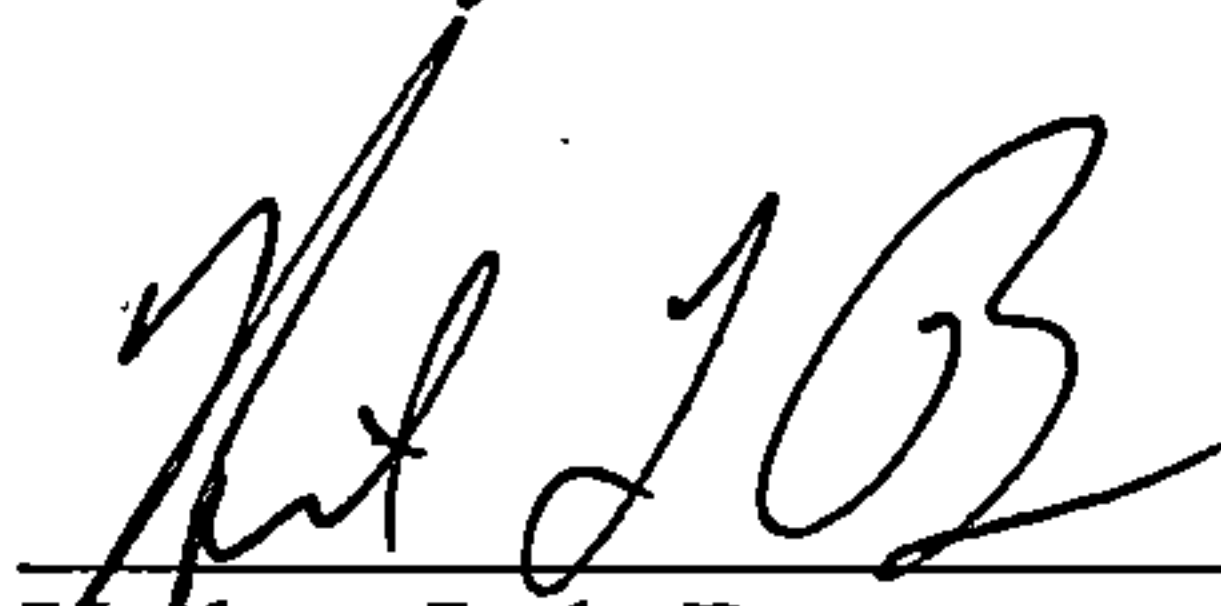
Lot 608, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 1, recorded in Map Book 37 Page 58, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20060830000429090 and amended in Instrument No. 20150910000315860 in the Probate Office.
2. A 35 foot building setback line from Whitetail Run as recorded in Map Book 37 Page 58 in the Probate Office.
3. Grant of Land Easement(s) and Restrictive Covenants to Alabama Power Company as shown and recorded in Instrument No. 20060201000050830 in Probate Office.
4. Riparian and other rights created by the fact that the land fronts on a lake.
5. Articles of Incorporation of Deer Ridge Lakes Residential Association, Inc. as recorded in Instrument No. 20050921000491020 in the Probate Office.

**TO HAVE AND TO HOLD**, the above granted premises unto the said **Alison Bean**, her heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8<sup>th</sup> day of April, 2021.

  
Herbert Lyle Bean (LS)

STATE OF ALABAMA

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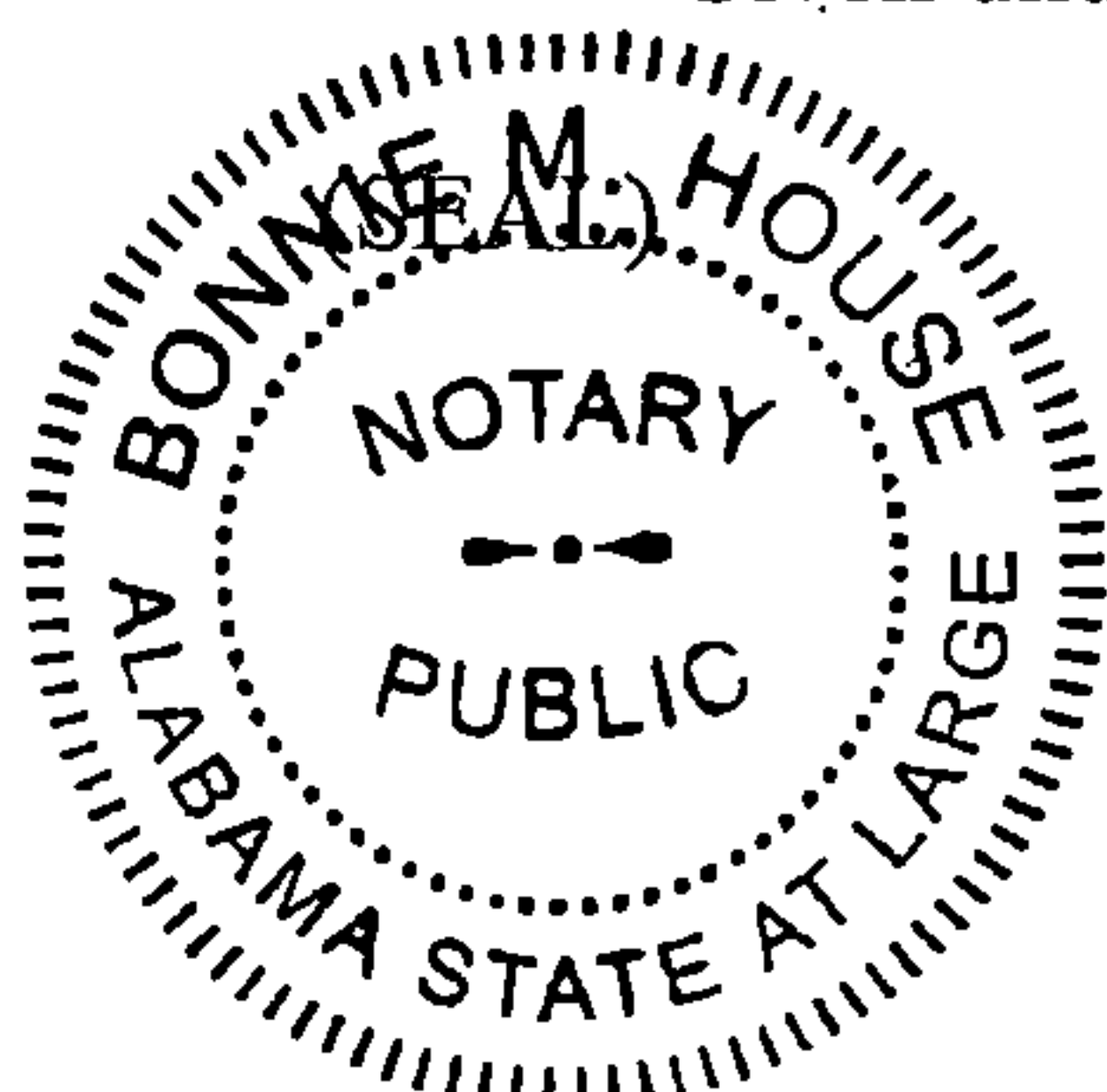
**GENERAL ACKNOWLEDGMENT**

COUNTY OF BIBB

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I, Bonnie M. House, a Notary Public in and for said County, in said State, hereby certify that Herbert Lyle Bean whose name is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification, acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of April, 2021.



  
Notary Public, State at Large  
My Commission Expires:

**MY COMMISSION  
EXPIRES 10-10-2022**

Real Estate Sales Validation Form

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

Grantor's Name Mailing Address 501 Whitetail Run Chelsea, AL 35043

Grantee's Name Mailing Address 501 Whitetail Run Chelsea, AL 35043

Property Address 501 Whitetail Run Chelsea, AL

Date of Sale 4/8/21 Total Purchase Price \$

or Actual Value

or Assessor's Market Value \$481,200 1/2 = 240,600

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 Final Decree of Divorce

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 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 4/8/21

Print Herbert L. Bean

Unattested (verified by)

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

