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)

QCDEED 1/4

-----Above This Line Reserved For Official Use Only-----

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 12th day of March, 2021.

WITNESSES:

Witness

Print Name

Witness

Witness

Tera L Garrett McBride

TERA L. GARRETT MCBRIDE formerly known
as TERA L. GARRETT

Richard McBride

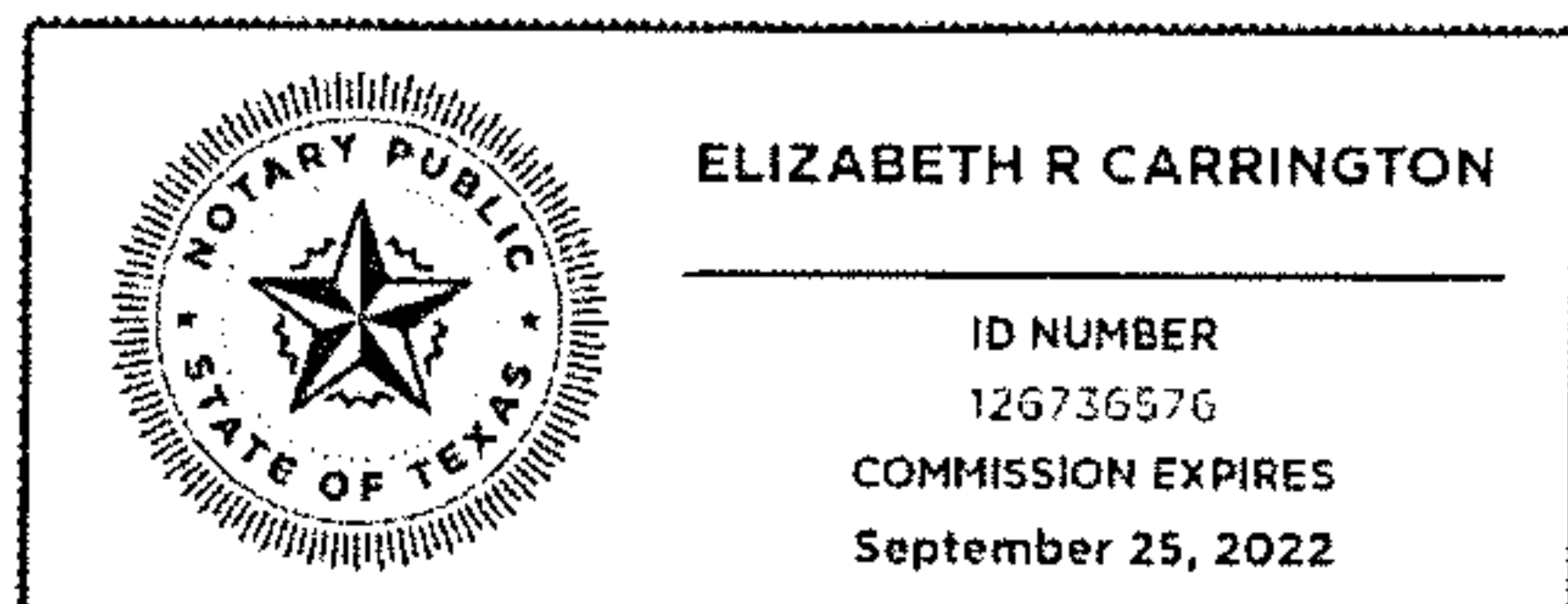
RICHARD MCBRIDE

STATE OF Texas }

COUNTY OF Montgomery }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that TERA L. GARRETT MCBRIDE formerly known as TERA L. GARRETT and RICHARD MCBRIDE, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 12th day of March, 2021.



Elizabeth R Carrington

NOTARY PUBLIC ELIZABETH R CARRINGTON
My Commission Expires: 09/25/2022

Notarized online using audio-video communication

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT "A"

Legal Description

Lot 55, According to the Survey of Resurvey of Daventry, Sector 1, as Recorded in Map Book 26, page 98, in the Probate Office of Shelby County, Alabama.

Parcel ID:28 3 05 1 002 026.000

Real Estate Sales Validation Form

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

Grantor's Name Tera L. Garrett McBride FKA Tera L. Garrett
 Mailing Address Richard McBride
138 Davenport Drive
Calera
AL 35040

Grantee's Name Tera L. Garrett McBride
 Mailing Address 138 Davenport Drive
Calera
AL 35040

Property Address 138 Davenport Drive
Calera
AL
35040

Date of Sale March 12, 2021
 Total Purchase Price \$ 0.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 285,100.00

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
☒ Closing Statement

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 3/12/2021

Print Maribel Aragon Title Officer

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/15/2021 12:54:22 PM
 S316.50 CHERRY
 20210415000188570

Alvin S. Byrd

Form RT-1