

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
James J. Little
4805 Winnebago Drive
Birmingham, AL 35244

No title search/exam has been done for the preparation of this deed. No warranties are made by the preparer as to the status of title or the accurateness of the legal description. The preparer is acting as scrivener only.

QUITCLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of FIVE HUNDRED and no/100 Dollars (\$500.00) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, **SANDRA PRESTON LITTLE, a married woman; and CINDY LITTLE YARBROUGH, a married woman** (herein referred to as Grantors), do hereby give, grant, bargain, convey, transfer and distribute all of the right, title and interest in subject property unto the Grantee, **JAMES J. LITTLE** (herein referred to as Grantee), regarding the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 5, in Block 3, according to the Survey of Indian Valley, Sixth Sector, as recorded in Map Book 5, page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights of record, if any.

PROPERTY ADDRESS: 4805 Winnebago Drive, Birmingham AL 35244

Subject property is not the homestead of either of the Grantors or her spouse.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor, CINDY LITTLE YARBROUGH, has hereunto set her hand and seal on this 29 day of March, 2021.

Cindy Little Yarbrough
CINDY LITTLE YARBROUGH

MISSISSIPPI

STATE OF ~~ALABAMA~~)

COUNTY OF ~~JEFFERSON~~)

HARRISON

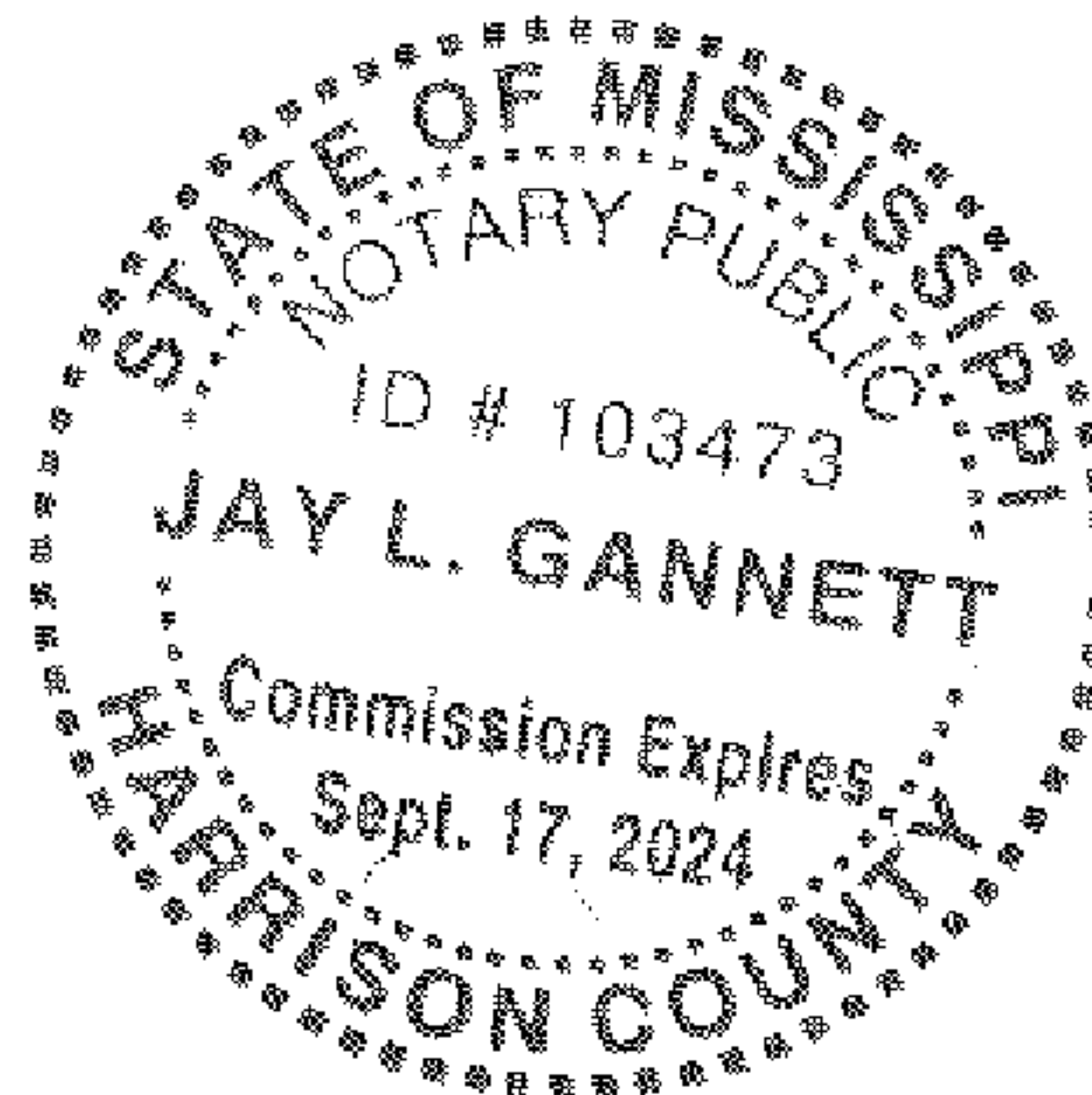
I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that **CINDY LITTLE YARBROUGH**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on the 29 day of March, 2021.

Jay L. Gannett
NOTARY PUBLIC

My commission expires:

09/17/2024



20210419000194910 04/19/2021 03:05:35 PM QCDEED 4/4
Real Estate Sales Validation Form

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

Grantor's Name SANDRA PRESTON LITTLE and CINDY LITTLE YARBROUGH

Grantee's Name JAMES J. LITTLE

Mailing Address 4805 WINNEBAGO DRIVE BIRMINGHAM, AL 35244

Mailing Address 4805 WINNEBAGO DRIVE BIRMINGHAM, AL 35244

Property Address 4805 WINNEBAGO DRIVE BIRMINGHAM, AL 35244

Date of Sale MARCH 8, 2021

Total Purchase Price _____

or

Actual Value \$ 202,000.00

or

Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check 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 MARCH 8, 2021

Print Malcolm S. McLeod

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

File 200566



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2021 03:05:35 PM
\$233.00 CHERRY
20210419000194910

Allen S. Bayl

Form RT-1
Alabama 08/2012 LSS