

\*Assessor Market Value: \$146,000.00  
Conveying ½ interest: \$73,000.00

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20210422000200570  
04/22/2021 11:44:15 AM  
DEEDS 1/3

This instrument was prepared by:

Sandy F. Johnson

Attorney at Law

3156 Pelham Pkwy, Suite 2 (205) 624-2121

Pelham, AL 3512

Send Tax Notice to:

(Name) Corey A. Riley

(Address) 1300 Kensington Blvd.

Calera, AL 35040

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QUIT CLAIM DEED

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STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Dollar and Other Good and Valuable Consideration (\$1.00)** to **Nicole H. Riley and Corey Riley, husband and wife**, whose mailing address is **1300 Kensington Blvd., Calera, AL 35040**, the “Grantor” herein, in hand paid by **Corey A. Riley**, whose mailing address is: **1300 Kensington Blvd., Calera, AL 35040**, the “Grantee” herein, the receipt whereof is hereby acknowledged, Grantor does hereby remise, release, quit claim and convey to the said Grantee all their right, title, interest, and claim in or to the following described real estate, to wit:

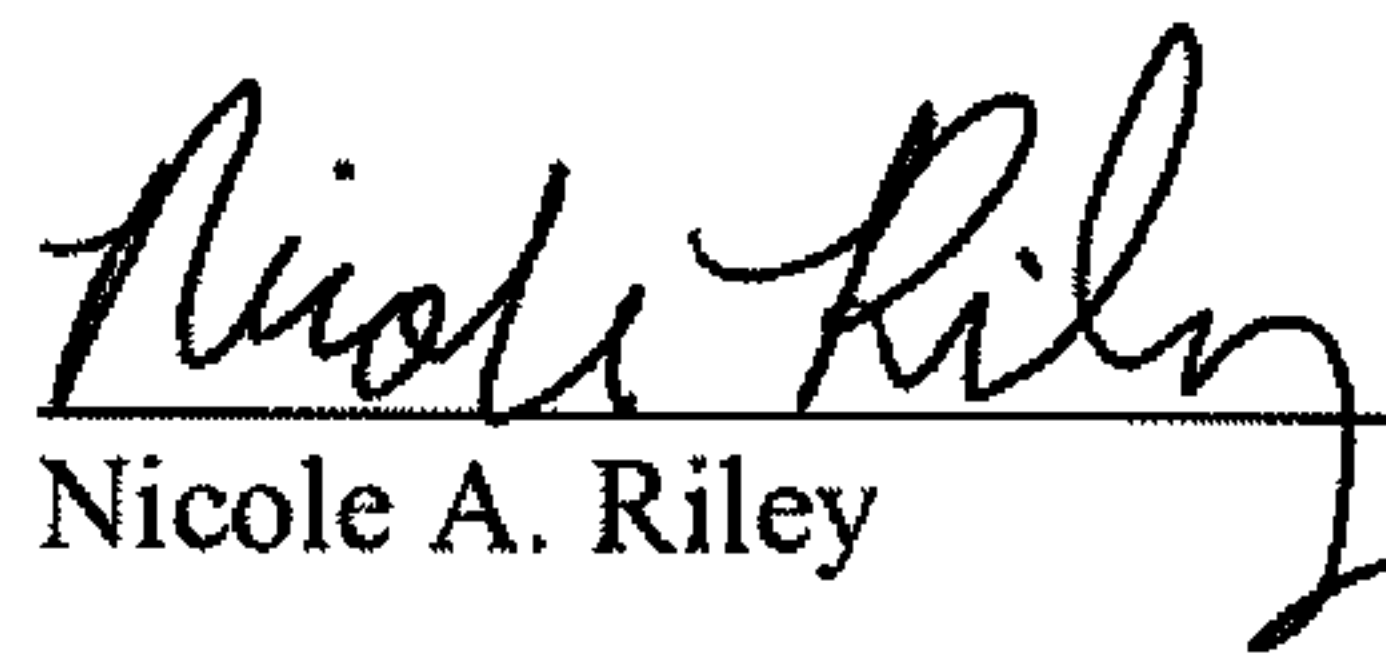
Lot 54, according to the Survey of Kensington Place, Phase 1, Sector 2, as recorded in Map Book 40, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

- **Mineral and mining rights excepted.**
- **Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.**
- **Subject to ad valorem taxes for the current year.**

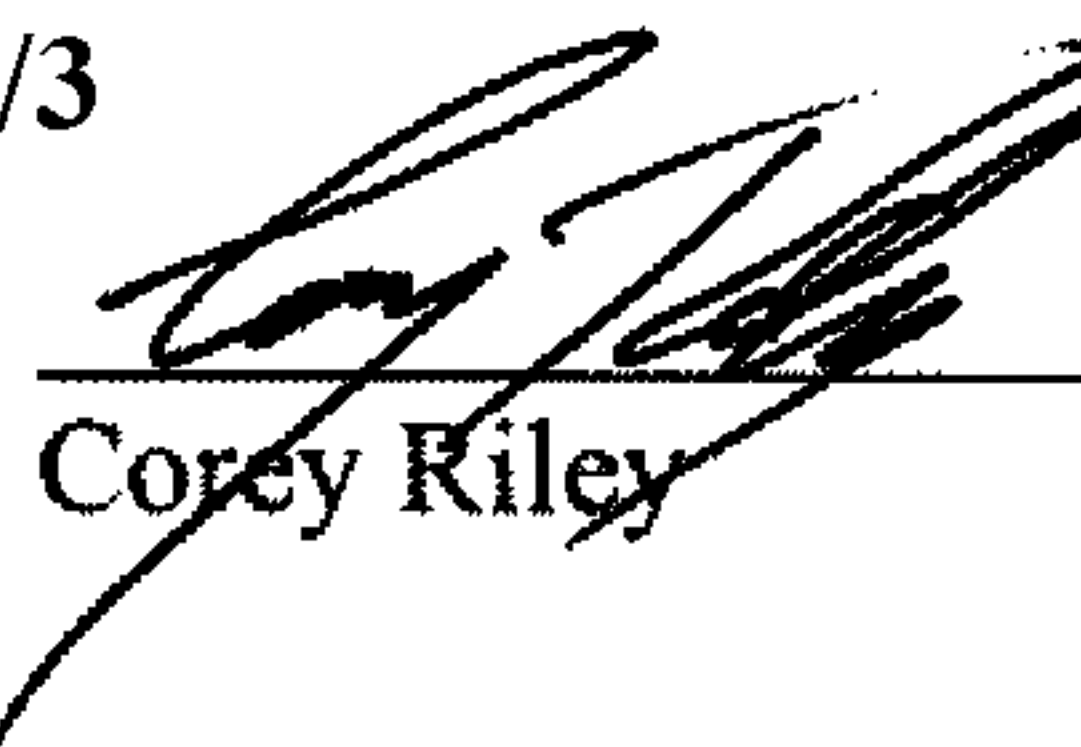
Situated in **Shelby** County, Alabama.

TO HAVE AND TO HOLD to the said Corey A. Riley, and Grantee’s heirs and assigns forever.

Given under my hand and seal this 12 day of April 2021.

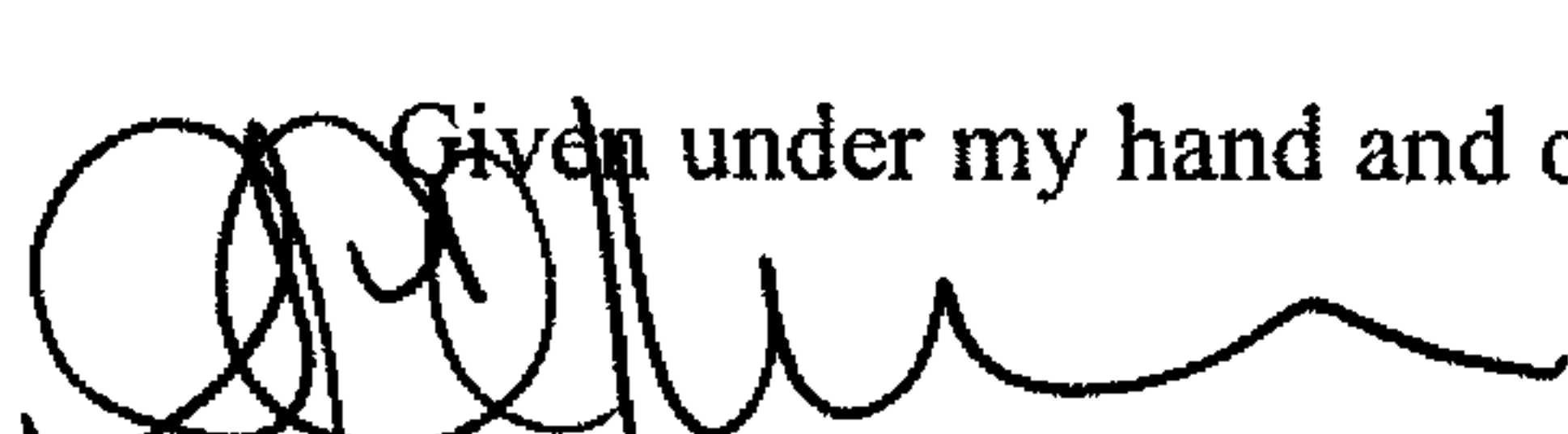
  
Nicole A. Riley

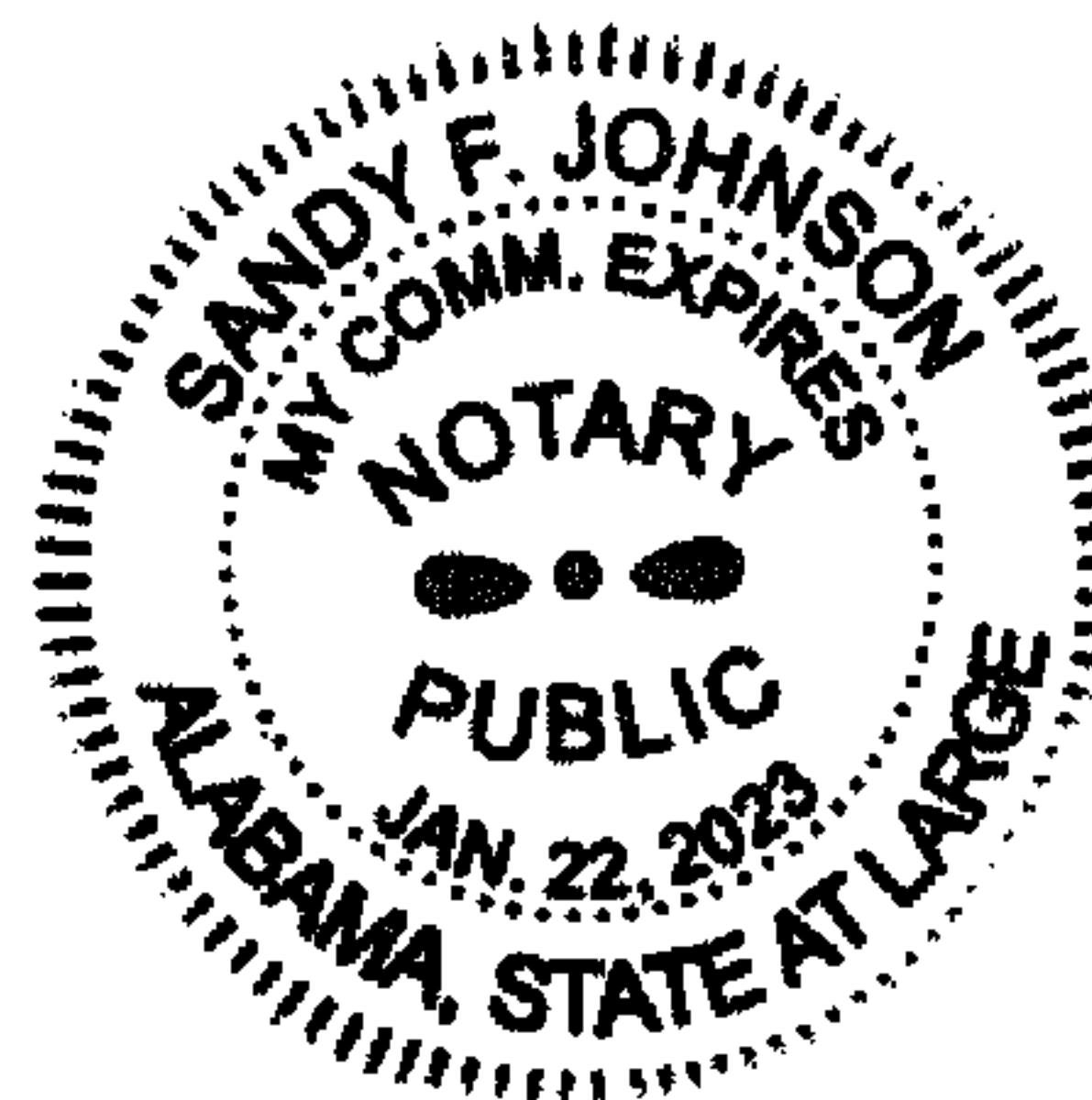
20210422000200570 04/22/2021 11:44:15 AM DEEDS 2/3

  
Corey Riley

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nicole A. Riley and Corey Riley, who are signed to the foregoing conveyance, and who are 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 that same bears date.

  
Given under my hand and official seal on the 12 day of April 2021.  
\_\_\_\_\_  
Notary Public  
Commission Expires: 01-22-2023



# Real Estate Sales Validation Form

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

Grantor's Name Nicole H. Riley and Corey Riley  
Mailing Address 1300 Kensington Blvd  
Calera, AL 35040

Grantee's Name Corey A. Riley  
Mailing Address 1300 Kensington Blvd  
Calera, AL 35040

Property Address 1300 Kensington Blvd  
Calera, AL 35040

Date of Sale 4/12/2021

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

20210422000200570 04/22/2021 11:44:15 AM DEEDS 3/3 or

Assessor's Market Value \$ 73,000.00 (1/2 interest)

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 Tax Assessed Value

☐ 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 4/12/21

Print Sandy F Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County, Alabama, County  
Clerk  
Shelby County, AL  
04/22/2021 11:44:15 AM  
\$101.00 CHERRY  
20210422000200570

*Alvin S. Byrd*