

INSTRUMENT PREPARED BY:
Sady D. Mauldin, Esq.
THE MAULDIN LAW GROUP
1801 Kirkman Cove
Hoover, AL 35242

ALBH 000446
STATE OF ALABAMA)
SHELBY COUNTY)

Send Tax Notices To:
William D. Mills, Jr. & Caryn C. Mills
215 Chestnut Forest Drive
Helena, AL 35080

QUITCLAIM DEED

Being recorded for the purpose of perfecting title

KNOW ALL MEN BY THESE PRESENTS:

For and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned, Caryn C. Gleason n/k/a Caryn C. Mills and William D. Mills, Jr., wife and husband (hereinafter referred to as Grantors), in hand paid by Caryn C. Mills and William D. Mills, Jr., wife and husband (hereinafter referred to as Grantees), the receipt and sufficiency whereof are hereby acknowledged, Grantors do hereby release, quitclaim, and convey unto the said Grantees all rights, title, claim, and interest, if any, in that certain real estate situated in Shelby County, Alabama being more particularly described as:

Lot 27, according to the Map and Survey of Chestnut Forest, recorded
in Map Book 22, Page 98, in the Office of the Judge of Probate of
Shelby County, Alabama.

Property Address for Informational Purposes Only: 215 Chestnut Forest Drive, Helena, AL 35080

TO HAVE AND TO HOLD unto said Grantees, her heirs and assigns, forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal on this the 29th day of March, 2021.

Caryn C. Mills
Caryn C. Mills

William D. Mills, Jr.
William D. Mills, Jr.

< space intentionally left blank >



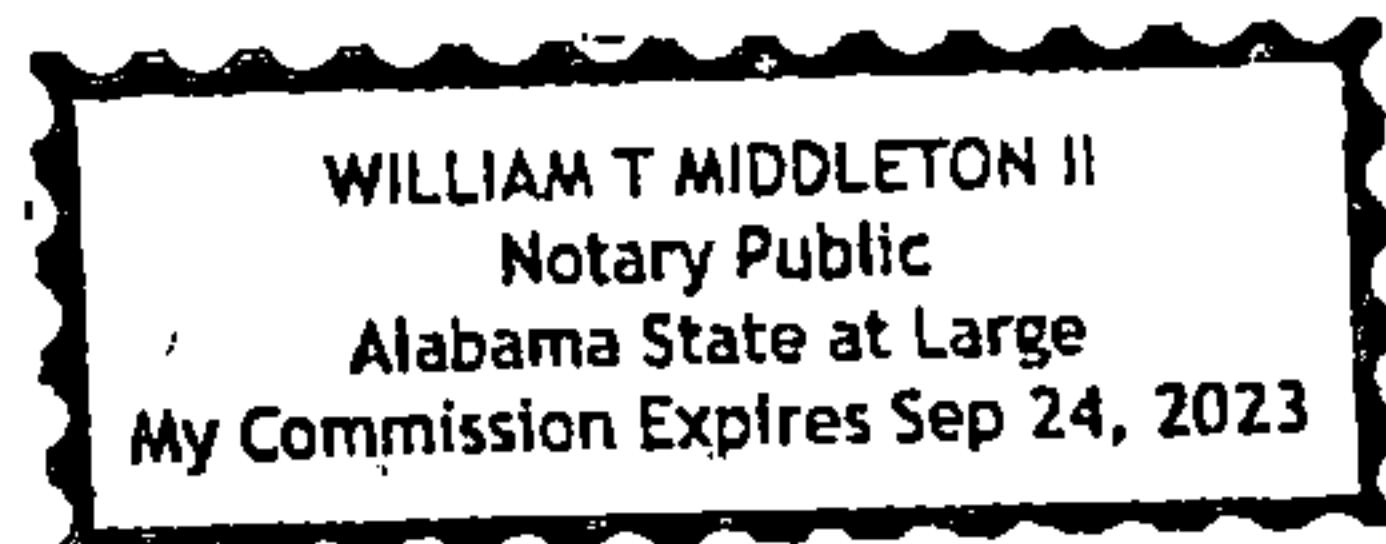
20210422000200700 2/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/22/2021 12:13:31 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Caryn C. Mills and William D. Mills, Jr., whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 29th day of March, 2021.

(SEAL)



NOTARY PUBLIC

My Commission Expires: 9/24/2023



20210422000200700 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/22/2021 12:13:31 PM FILED/CERT

EXHIBIT "A"

The following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 27, according to the Map and Survey of Chestnut Forest, recorded in Map Book 22,
Page 98, in the Office of the Judge of Probate of Shelby County, Alabama.**

Real Estate Sales Validation Form

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

Grantor's Name: Caryn C. Gleason n/k/a
Caryn C. Mills and
William D. Mills Jr.
Mailing Address: 215 Chestnut Forest Dr.
Helena, AL 35080
Property Address: 215 Chestnut Forest
Drive, Helena, AL 35080

Grantee's Name: William D. Mills Jr. and
Caryn C. Mills
Mailing Address: 215 Chestnut Forest Drive
Helena, AL 35080
Date of Sale: March 29, 2021

Total Purchase Price \$0.00
or
Actual Value \$
or
Assessor's Market Value \$360,000.00



20210422000200700 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
04/22/2021 12:13:31 PM FILED/CERT

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: 3-29-21

Print: Nicholas Brinkman

Unattested

Nicholas Brinkman
(Verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) Circle One