

WHEN RECORDED RETURN TO:
OLD REPUBLIC TITLE ATTN: PC
530 SOUTH MAIN ST. SUITE 1061
AKRON, OHIO 44311

20210422000201660
04/22/2021 04:07:17 PM
DEEDS 1/5

This instrument was prepared by:
Lauren Sonnier, AL
Court ID: DUV002
Law Offices of Lauren Sonnier, PLLC
(as scrivener only and without title examination)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424

21015878

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (\$10.00), and other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, THOMAS SHAN ELMORE AND RACHAEL HOUSER n/k/a Rachel Elmore, a married couple (herein referred to as grantor, whether one or more), do quitclaim, grant, bargain, sell and convey unto Thomas Shan Elmore and Rachael Elmore, a married couple, as Joint Tenants with rights of survivorship, for and during their joint lives as Joint Tenants and upon the death of either of them, to the survivor of them, (herein referred to as grantee, whether one or more) the following-described real estate:

LOT 623, ACCORDING TO THE MAP AND SURVEY OF WATERFORD COVE, SECTOR 2,
AS RECORDED IN MAP BOOK 38, PAGE 6, IN THE OFFICE OF THE JUDGE OF
PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 22 8 34 1 008 023.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR:

ADAMS HOMES, LLC

GRANTEE:

THOMAS SHAN ELMORE AND RACHAEL HOUSER, AS JOINT TENANTS WITH RIGHT
OF SURVIVORSHIP

DATED:

01/31/2019

RECORDED:

02/04/2019



PCL

VC71728ALDQTC99010103

DOC#/BOOK-PAGE: 20190204000035490

ADDRESS: 258 WATERFORD COVE TRAIL, CALERA, AL 35040-7624

Fair Market Value/Sales Price: \$

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs and assigns forever.

This Conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property of record.

The above described property is the homestead of the Grantor.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of February, 2021.

Grantor Mailing Address: 258 WATERFORD COVE TRAIL, CALERA, AL 35040-7624

Grantee Mailing Address: 258 WATERFORD COVE TRAIL, CALERA, AL 35040-7624

GRANTOR:



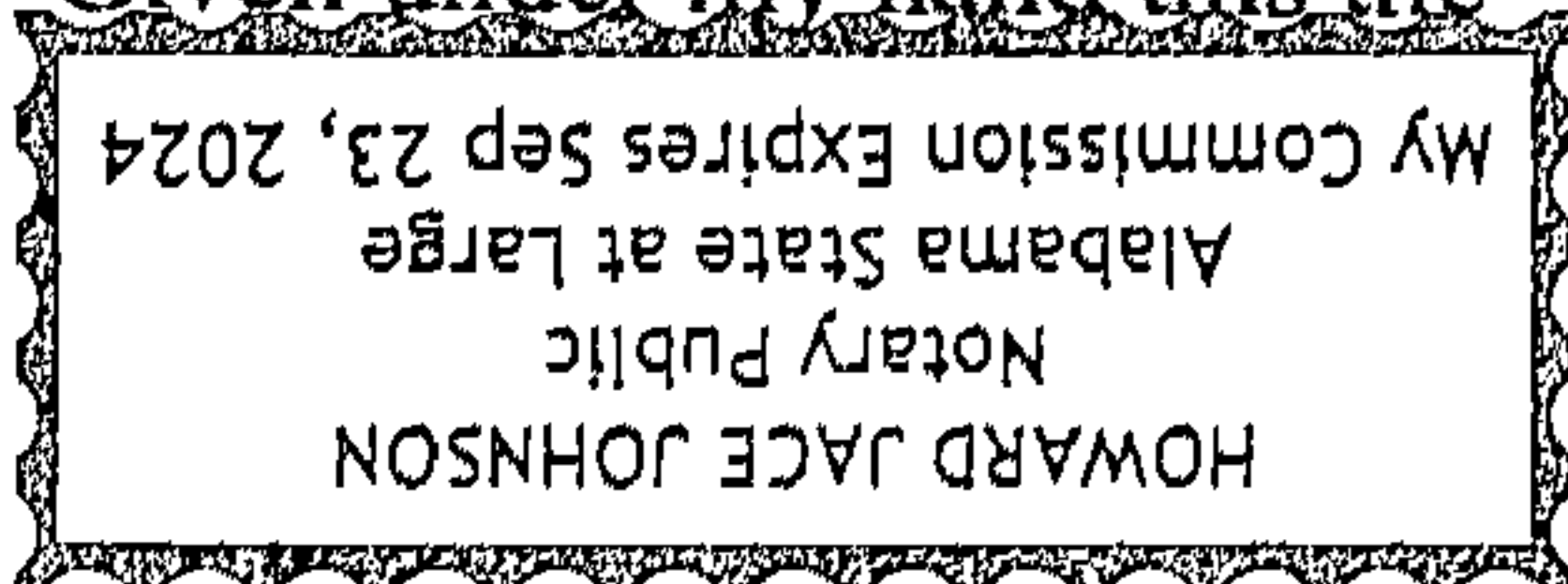
THOMAS SHAN ELMORE

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that THOMAS SHAN ELMORE, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of February, 2021.



Print Name: Howard Jace Johnson

Commission Expires: 9/23/2024



PCL

VC71728ALDQTC99010203

GRANTOR:

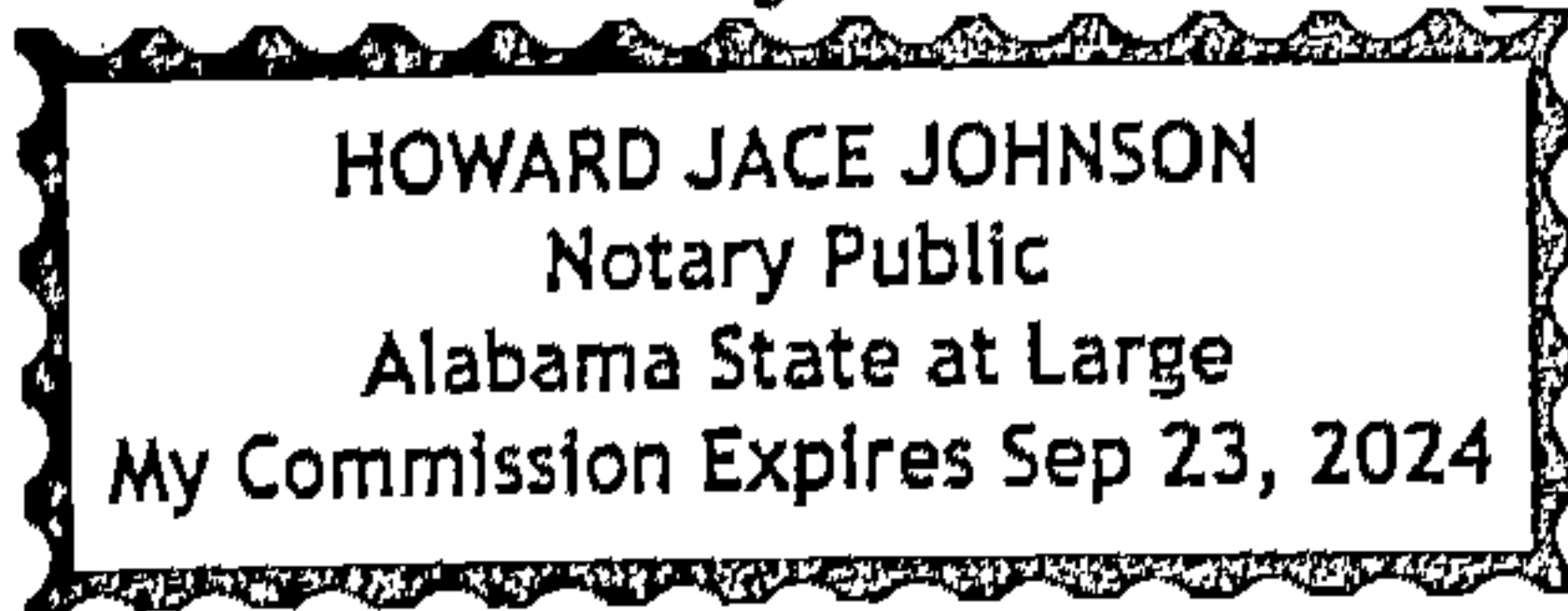
Rachael Elmore
RACHAEL HOUSER n/k/a Rachel Elmore

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that RACHAEL HOUSER n/k/a Rachel Elmore, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand this the 27th day of February, 2021.



Commission Expires: 9/23/2024

Howard Jace Johnson
Print Name: Howard Jace Johnson



PCL

VC71728ALDQTC99010303

EXHIBIT "A"

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

LOT 623, ACCORDING TO THE MAP AND SURVEY OF WATERFORD COVE, SECTOR 2, AS RECORDED IN MAP BOOK 38, PAGE 6, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TAX ID NO: 22 8 34 1 008 023.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: ADAMS HOMES, LLC

GRANTEE: THOMAS SHAN ELMORE AND RACHAEL HOUSER, AS JOINT TENANTS WITH RIGHT OF

SURVIVORSHIP

DATED: 01/31/2019

RECORDED: 02/04/2019

DOC#/BOOK-PAGE: 20190204000035490

ADDRESS: 258 WATERFORD COVE TRAIL, CALERA, AL 35040-7624

Real Estate Sales Validation Form

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

Grantor's Name Thomas Shan Elmore &
 Mailing Address Rachael Houser
258 Waterford Cove Trail
Calera, AL 35040

Grantee's Name Thomas Shan Elmore &
 Mailing Address Rachael Elmore
258 Waterford Cove Trail
Calera, AL 35040

Property Address 258 Waterford Cove Trail
Calera, AL 35040

Date of Sale 02/21/2021
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 206,400.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Assessors Website

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 4/22/21

Print Lori Whalley

Unattested _____

Sign L Whalley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2021 04:07:17 PM
 \$35.00 CHERRY
 20210422000201660

Allen S. Bayl

Print Form

Form RT-1