

20210423000203150
04/23/2021 02:06:51 PM
DEEDS 1/4

AFTER RECORDING RETURN TO:

Allegiant Reverse Services
905 Highland Pointe Drive
Roseville, CA 95678
File No. ars-43550

MAIL TAX STATEMENTS TO:

Melissa K. Lochamy and **Fred S. Lochamy**
1805 Trailridge Drive
Pelham, AL 35124

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 11 7 36 4 001 034.000

ARS-43550

Deed Tax to be collected on \$209,700.00
QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 27 day of January, 2021, by and between **Melissa K. Lochamy**, a married woman, joined in execution by her spouse, **Fred S. Lochamy**, a mailing address of 1805 Trailridge Drive, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **Melissa K. Lochamy and Fred S. Lochamy, wife and husband, for and during their joint lives and upon the death of either of them, then to the survivor of them**, a mailing address of 1805 Trailridge Drive, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 1805 Trailridge Drive, Pelham, AL 35124

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: Document Number: 20111130000360800, Recorded: 11/30/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 27 day of January, 2021.

Melissa D. Lochamy
Melissa K. Lochamy *MDL*

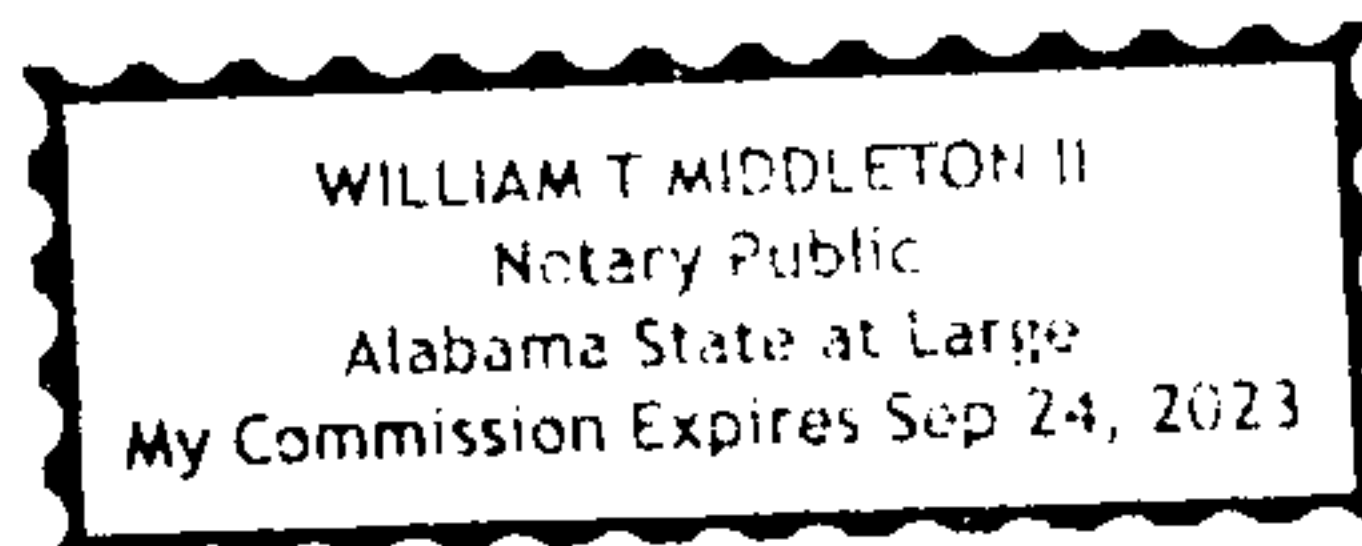
Fred S. Lochamy
Fred S. Lochamy

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Melissa ^{D. WTM}~~K.~~ Lochamy and Fred S. Lochamy, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27 day of January, 2021.

William T. Middleton II
NOTARY PUBLIC William T. Middleton II
My commission expires: 9/24/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 7, IN BLOCK 2, ACCORDING TO THE SURVEY OF INDIAN HILLS, SECOND SECTOR, AS
RECORDED IN MAP BOOK 4, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, AL.

Parcel ID: 11 7 36 4 001 034.000

PROPERTY COMMONLY KNOWN AS: 1805 Trailridge Drive, Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Melissa K. Lochamy and Fred S. Lochamy
 Mailing Address 1805 Trailridge Drive
Pelham, AL 35124

Grantee's Name Melissa K. Lochamy and Fred S. Lochamy
 Mailing Address 1805 Trailridge Drive
Pelham, AL 35124

Property Address 1805 Trailridge Drive
Pelham, AL 35124

Date of Sale 01/27/2021
 Total Purchase Price \$ 0.00
 or
 Actual Value \$ 209,700.00
 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 Changing the manner in which title is held

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 1/27/2021

Print Melissa D. Lochamy Fred S. Lochamy

☐ Unattested

Sign Melissa D. Lochamy Fred S. Lochamy
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/23/2021 02:06:51 PM
 \$241.00 CHERRY
 20210423000203150

Allen S. Bayl

Form RT-1