

Return to:
Amrock LLC
662 Woodward Avenue
Detroit, MI 48226

Order Number:
68682191 *re 479893*

QUIT CLAIM DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Future Tax Notices to:
2820 Altadena South Way
Hoover, AL 35244-1906

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **KELLY BRADY**, a married woman, who acquired title as unmarried, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents quitclaim, remise, and release unto **KELLY BRADY and GREG SMITH**, wife and husband, as joint tenants with right of survivorship, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 9, BLOCK 1, ACCORDING TO THE AMENDED MAP OF AWTREY & SCOTT'S ADDITION TO ALTADENA SOUTH, AS RECORDED IN MAP BOOK 5, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20100817000262790.

Parcel ID Number: 102100002042000

Commonly Known As: 2820 Altadena South Way, Hoover, AL 35244-1906

Fair Market Value: \$245,110.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 22nd day of November, 2020.

GRANTOR:

Kelly Brady
KELLY BRADY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, Frances W. Gable, a Notary Public for the State of Alabama, do hereby certify that **KELLY BRADY**, 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, executed the same voluntarily on the day the same bears date.

Given under my hand this the 22nd day of November, 2020.



Frances W. Gable

Notary Public

My commission expires: April 29, 2023

This instrument was prepared by (without benefit of title search):

Lauren Sonnier (AL Bar ID: DUV002)

Law Offices of Lauren Sonnier, PLLC

P. O. Box 1516

Ocean Springs, MS 39566

228-327-1424

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 102100002042000

Land situated in the County of Shelby in the State of AL

LOT 9, BLOCK 1, ACCORDING TO THE AMENDED MAP OF AWTREY & SCOTT'S ADDITION TO ALTADENA SOUTH, AS RECORDED IN MAP BOOK 5, PAGE 123, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INSTRUMENT NO. 20100817000262790.

Commonly known as: 2820 Altadena South Way, Hoover, AL 35244-1906

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Source of Title: Book , Page .

Real Estate Sales Validation Form

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

Grantor's Name KELLY BRADY
Mailing Address 2820 Altadena South Way Hoover, AL 35244-1906

Grantee's Name KELLY BRADY and
Mailing Address GREG SMITH 2820 Altadena South Way Hoover, AL 35244-1906

Property Address 2820 Altadena South Way Hoover, AL 35244-1906

Date of Sale 11-22-2020
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 245,110.00/2 = \$ 122,555.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2021 08:01:25 AM
\$154.00 CHERRY
20210519000245900

Ann S. Byrd

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 11-22-2020

Print Kelly Brady

Unattested (verified by)

Sign Kelly Brady (Grantor/Grantee/Owner/Agent) circle one