

THIS INSTRUMENT PREPARED BY:

Jennifer M. McInerney, Esq.

Carney Dye, LLC

300 Office Park Drive, Suite 160

Birmingham, Alabama 35223

Send Tax Notice To:

Lynda Brook

3479 Morgan Road

Bessemer, Alabama 35022

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Charles G. Ellis, a married man, hereinafter referred to as Grantor, for and in consideration of Ten (\$10.00) dollars and other valuable consideration had and received and paid by **Lynda Brook** hereto referred to as Grantee, the receipt of which is acknowledged, do hereby remise, release, quit claim and convey of their right, title, interest and claim in or to the unto said Grantee the Real Property situated in Shelby County, Alabama described to wit:

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North along the East line of said SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ a distance of 505.5 feet to a point; thence leaving the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ turn left an angle of 118 degrees 01 minute for a distance of 269.32 feet to a point; then turn left an angle of 5 degrees 52 minutes for a distance of 727.40 feet to a point; thence turn right an angle of 70 degrees 05 minutes for a distance of 181.19 feet to an iron pin being the point of beginning; thence continue along said last course a distance of 210.00 feet; thence turn right an angle of 90 degrees 00 minutes 00 seconds and run a distance of 210.00 feet to an iron pin; thence turn right an angle of 90 degrees 00 minutes 00 seconds and run a distance of 210.00 feet to an iron pin; thence turn right an angle of 90 degrees 00 minutes 00 seconds for a distance of 210.00 feet to the point of beginning.

This conveyance and the use of the property herein described is subject to easement, reservations and restrictions of record pursuant to deeds recorded as Instrument number 20180530000189070 and 20180530000189080 with the Office of the Judge of Probate of Shelby County, Alabama.

This property described above has a mailing address of 3479 Morgan Road, Bessemer, Alabama 35022.

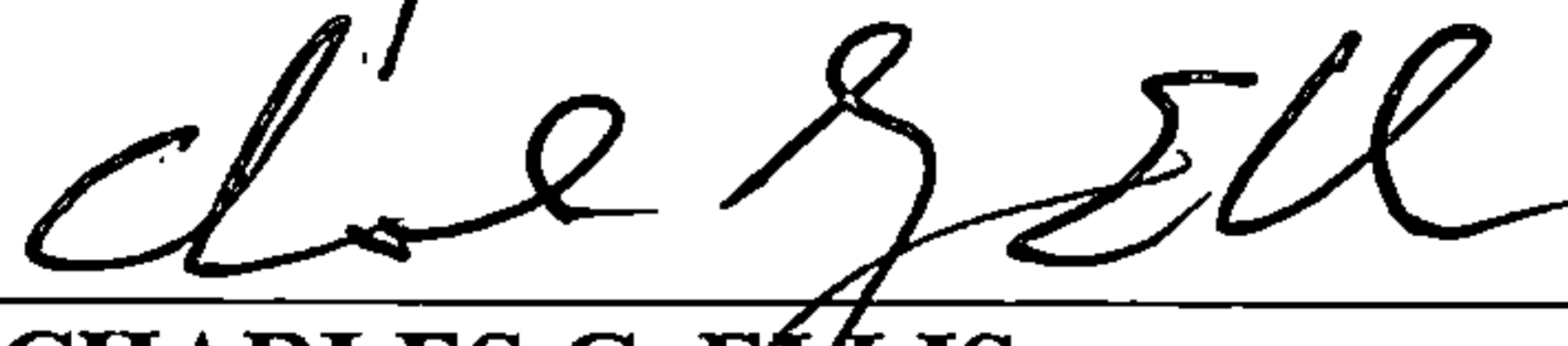


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Shelby Cnty Judge of Probate, AL
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Said realty being and intended to be the same realty described in the Statutory Warranty Deed conveyed to the Grantor on June 8, 2018 recorded in Instrument number 20180613000209810.

PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

Witness my hand and seal this the 10th day of May, 2021.

 (SEAL)
CHARLES G. ELLIS

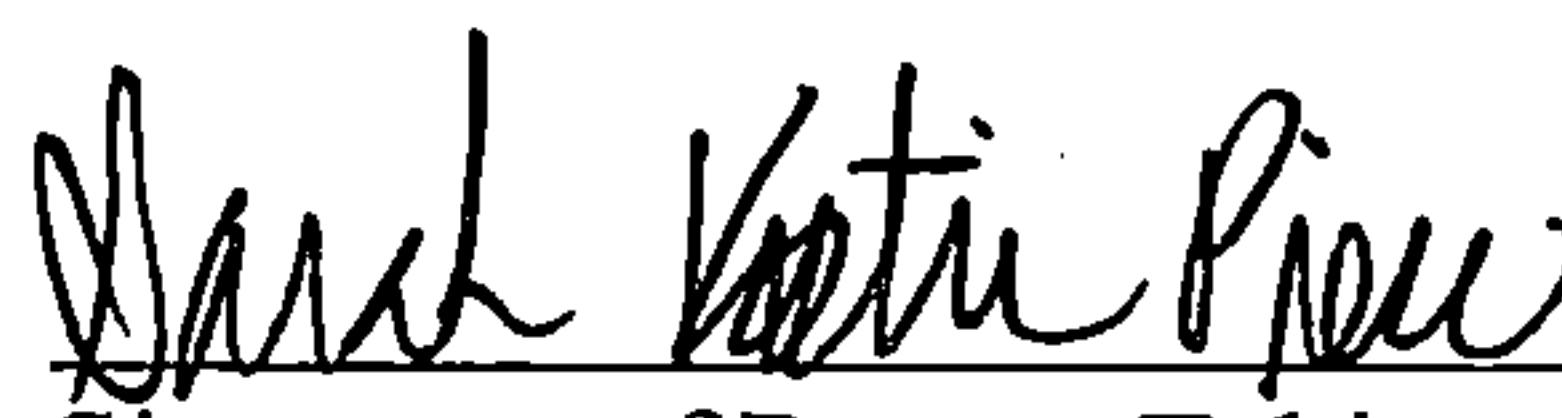
WITNESSES:

Cheryl L. Murdock
Randall D. Quarles

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charles Gregory Ellis**, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of May, 2021.



Signature of Person Taking Acknowledgment

My commission expires: 10/21/2023

Grantor's Address:
Charles Gregory Ellis
3481 Morgan Road
Bessemer, AL 35022

Grantee's Address:
Lynda Brook
3479 Morgan Road
Bessemer, AL 35022

Real Estate Sales Validation Form

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

Grantor's Name Charles Gregory Ellis
Mailing Address 3481 Morgan Rd
Bessemer, AL 35022

Grantee's Name Lynda Brook
Mailing Address 3479 Morgan Rd
Bessemer, AL 35022

Property Address 3479 Morgan Rd
Bessemer, AL 35022

Date of Sale 5/10/2021
Total Purchase Price \$ 20,000
or
Actual Value \$

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

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 5/18/2021

Print Jennifer McThornay

☐ Unattested

Sign Jennifer McThornay

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20210521000251390 4/4 \$51.00
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Form RT-1