

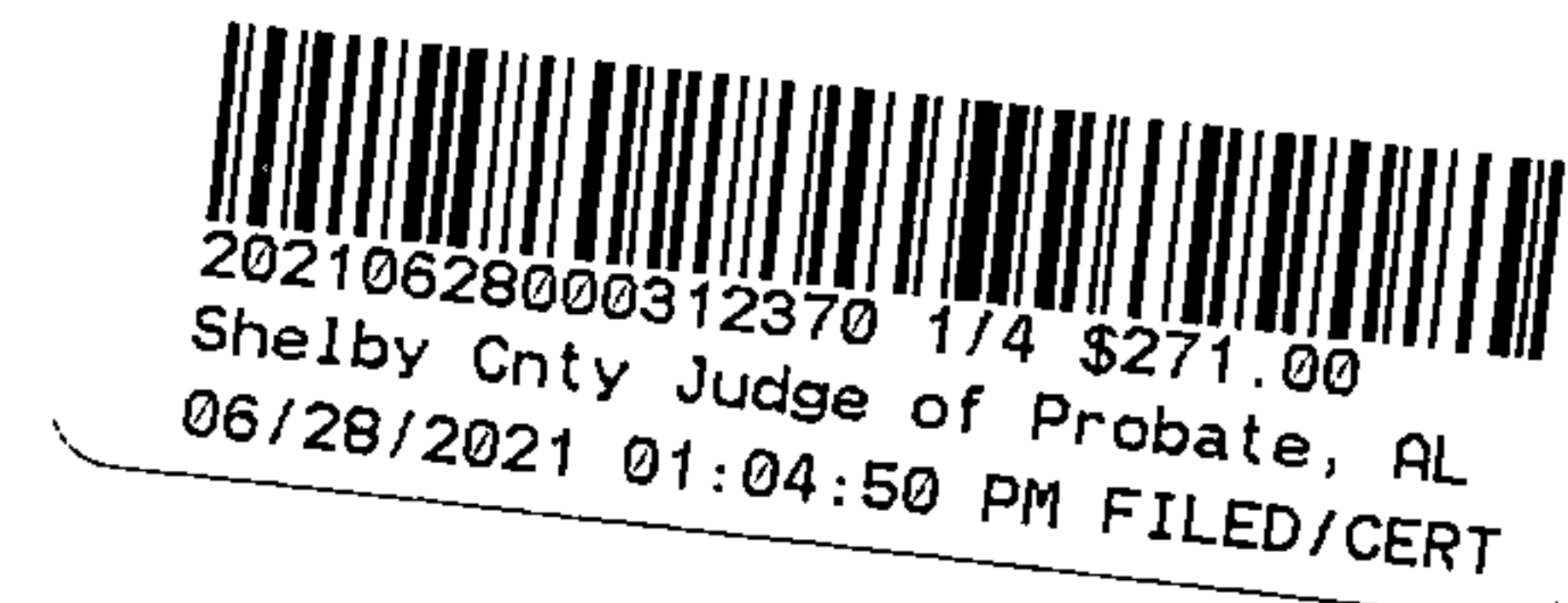
This instrument prepared by:

SEND TAX NOTICES TO:

Jason A. Stuckey
Fulmer, May & Stuckey, LLC
Attorneys-at-Law
300 Cahaba Park Cir., Ste. 100
Birmingham, AL 35242
(205) 991-6367

Jerry Glen Arnold and Sylvia S. Arnold
240 Narrows Drive
Birmingham, AL 35242

QUITCLAIM DEED



STATE OF ALABAMA

)

SHELBY COUNTY

)

)

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **Jerry Glen Arnold and Sylvia S. Arnold**, a married couple, (together the "Grantors") hereby remise, release, quit claims and convey to **Jerry Glen Arnold and Sylvia S. Arnold**, (the "Grantees"), to hold as tenants in common, all of the Grantors' right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Final Record Plat of Narrows Peak Sector, as recorded in Map Book 30, page 37 A & B, in the Probate Office of Shelby County, Alabama.

Parcel ID No.: 09 4 20 2 007 009.000

Commonly known as: 240 Narrows Drive, Birmingham, AL 35242

2021 Tax Assessor's Appraised Value: \$239,800.00

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Narrows Residential Declaration of Covenants Conditions and Restrictions recorded in Instrument #2000-9755, in the Probate office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

SUBJECT TO: All deed taxes due and owing; all incumbrances, restrictions, easements, covenants, and restrictions of record and that certain mortgage of record in the amount of \$110,000.00.

TO HAVE AND TO HOLD UNTO to the Grantees as **Tenants-In-Common**, forever.

This instrument is executed without warranty or representation of any kind on the part of the Grantors, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created by Grantor and not specifically excepted herein.

Given under the Grantors' hands and seal, this 8th day of June, 2021.


JERRY GLEN ARNOLD, GRANTOR

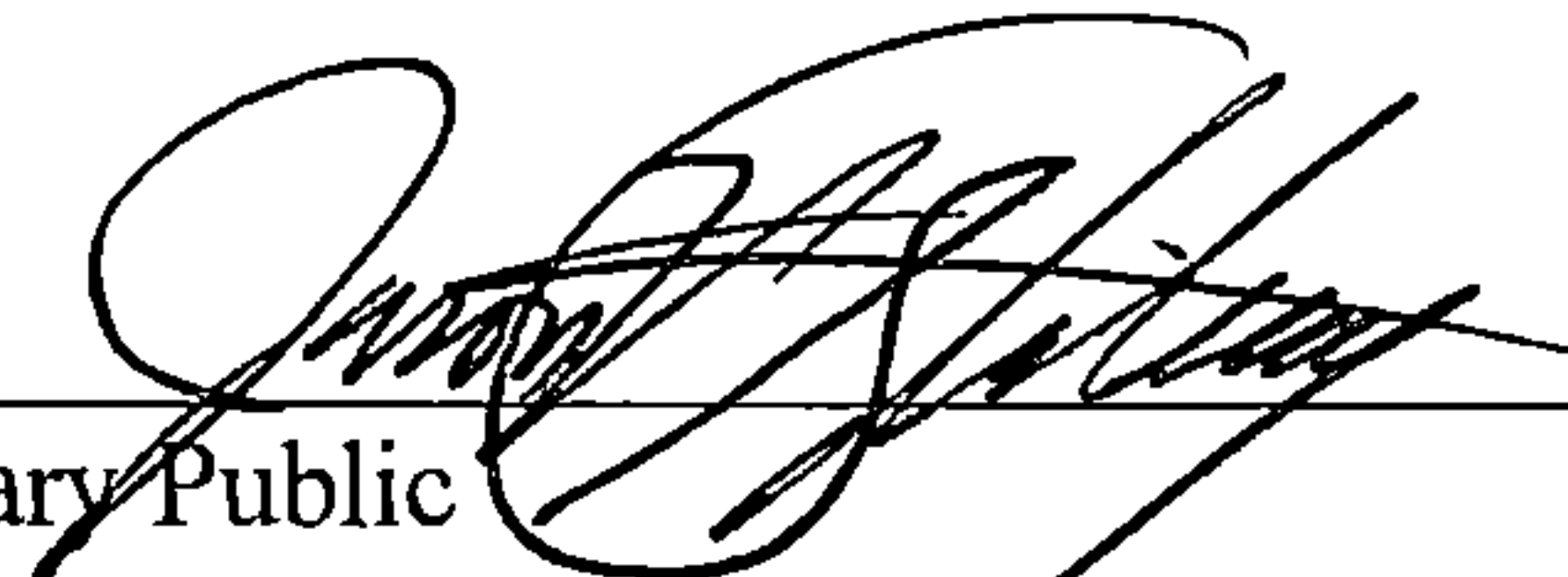

SYLVIA S. ARNOLD, GRANTOR

STATE OF ALABAMA)
)
SHELBY COUNTY)

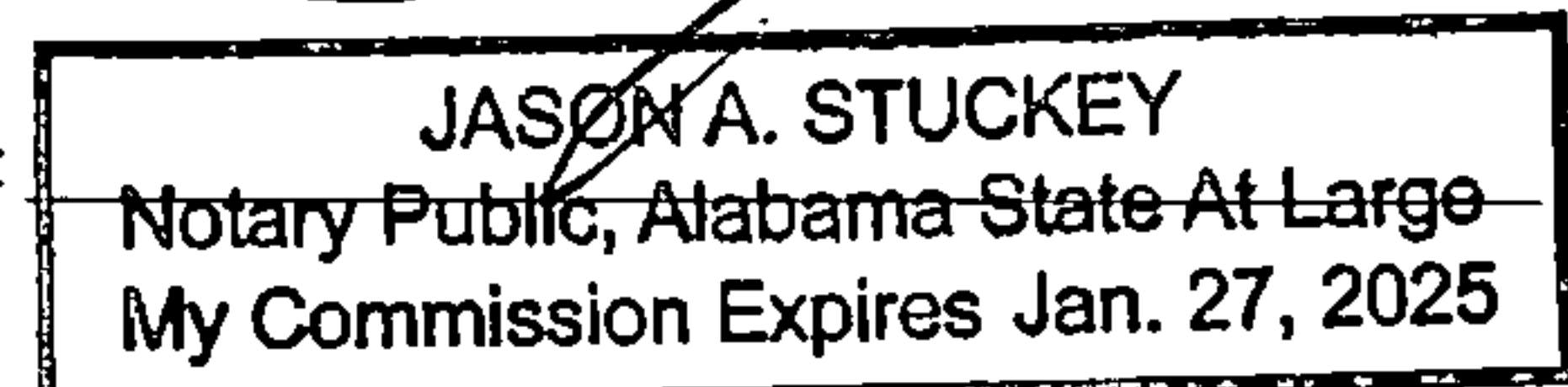
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JERRY GLEN ARNOLD, whose name as Grantor is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and as his/her voluntary act.

Given under my hand and official seal this the 8th day of June, 2021.

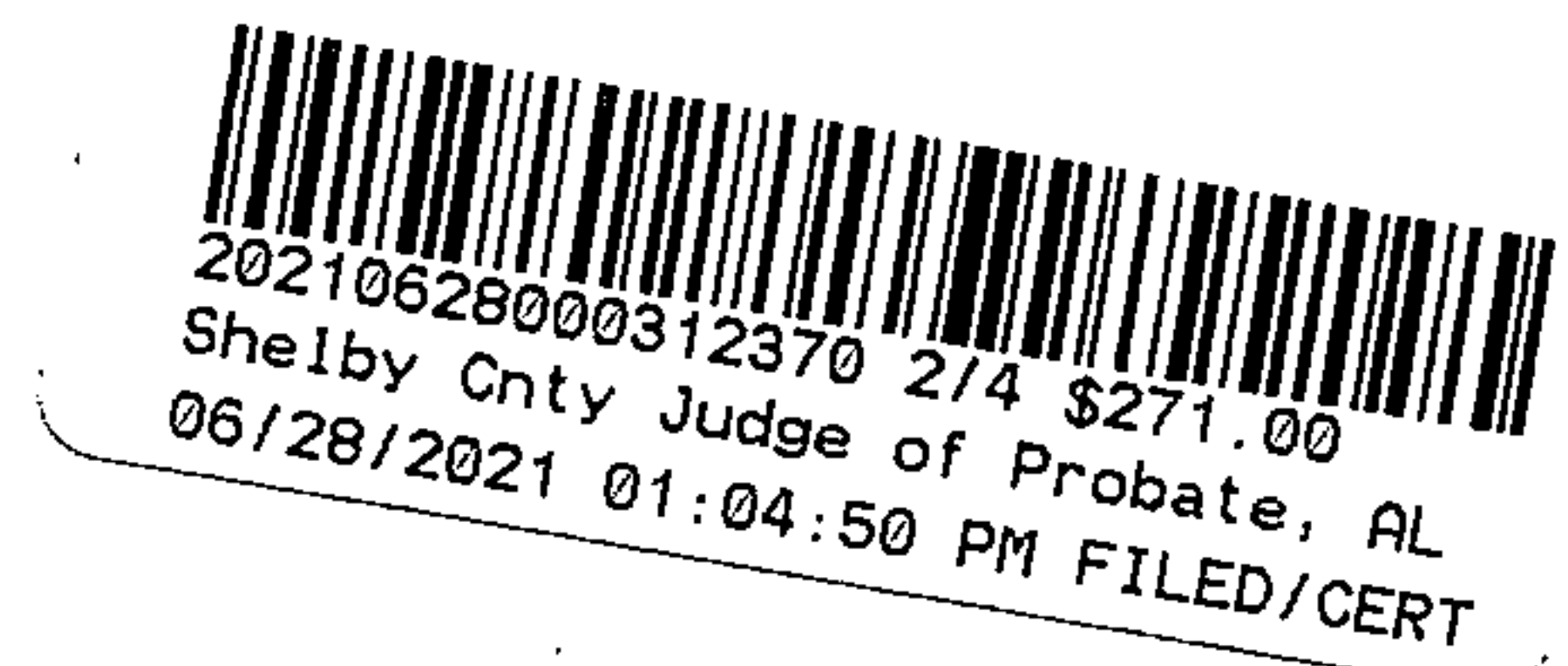
SEAL


Notary Public

My commission expires:



STATE OF ALABAMA)
)
SHELBY COUNTY)



I, the undersigned, a Notary Public in and for said County in said State, hereby certify that SYLVIA S. ARNOLD, whose name as Grantor is signed to the foregoing instrument and who is

known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he/she executed the same voluntarily for and as his/her voluntary act.

Given under my hand and official seal this the 8th day of June, 2021.

SEAL

Notary Public

My commission expires

JASON A. STUCKEY
Notary Public, Alabama State At Large
My Commission Expires Jan. 27, 2025

THIS INSTRUMENT PREPARED BY:

Jason A. Stuckey
Fulmer, May & Stuckey, LLC
Attorneys-at-Law,
300 Cahaba Park Circle, Suite 100
Birmingham, Alabama 35242
(205) 991-6367
stuckey@fmslawfirm.com



20210628000312370 3/4 \$271.00
Shelby Cnty Judge of Probate, AL
06/28/2021 01:04:50 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jerry Glen Arnold and
Mailing Address Sylvia S. Arnold
240 Narrows Drive
Birmingham, AL 35242

Grantee's Name Jerry Glen Arnold and
Mailing Address Sylvia S. Arnold
240 Narrows Drive
Birmingham, AL 35242

Property Address 240 Narrows Drive
Birmingham, AL 35242

Date of Sale 6/8/21

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 239,800.00

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 Tax Assessor's Appraised Value

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 6/23/21

Print Wm. RANDALL MAY

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210628000312370 4/4 \$271.00
Shelby Cnty Judge of Probate, AL
06/28/2021 01:04:50 PM FILED/CERT

Print Form