



20210706000325890 1/3 \$169.50
Shelby Cnty Judge of Probate, AL
07/06/2021 12:22:06 PM FILED/CERT

This instrument prepared by:
JESSIE KEATING HARDY
J. HARDY FAMILY LAW, LLC
200 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Aihua Feng Bassett
3247 Crossing Drive
Birmingham, Alabama 35242

Source of Title: Inst. 20090804000298110

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that pursuant to Marital Settlement Agreement entered in Civil Action *Bassett v. Bassett*, DR-2020-900158, Shelby County, Alabama and for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid by the Grantee herein, the receipt of which is acknowledged, the undersigned MARK BASSETT, an unmarried man (hereinafter referred to as GRANTOR), does hereby remise, release, quit claim and convey to AIHUA FENG BASSETT (hereinafter referred to as GRANTEE), an unmarried woman, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 50, ACCORDING TO THE MAP AND SURVEY OF CALDWELL CROSSINGS, 2ND SECTOR, PHASE 4, AS RECORDED IN MAP BOOK 32, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO RESTRICTIONS, PUBLIC UTILITY EASEMENTS, BUILDING SETBACK LINES; RIGHTS OF WAY; EASEMENT FOR INGRESS AND EGRESS; AND, TERMS, PROVISION, COVENANTS, CONDITION, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS AND AMENDMENTS THERETO OF RECORD.

TO HAVE AND TO HOLD to the said GRANTEE forever.

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIAL WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THEREOF.

Given under my hand and seal on this the 9th day of April, 2021.

Shelby County, AL 07/06/2021
State of Alabama
Deed Tax:\$141.50

Mark Bassett
MARK BASSETT



20210706000325890 2/3 \$169.50
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STATE OF Maryland)
Frederick COUNTY)

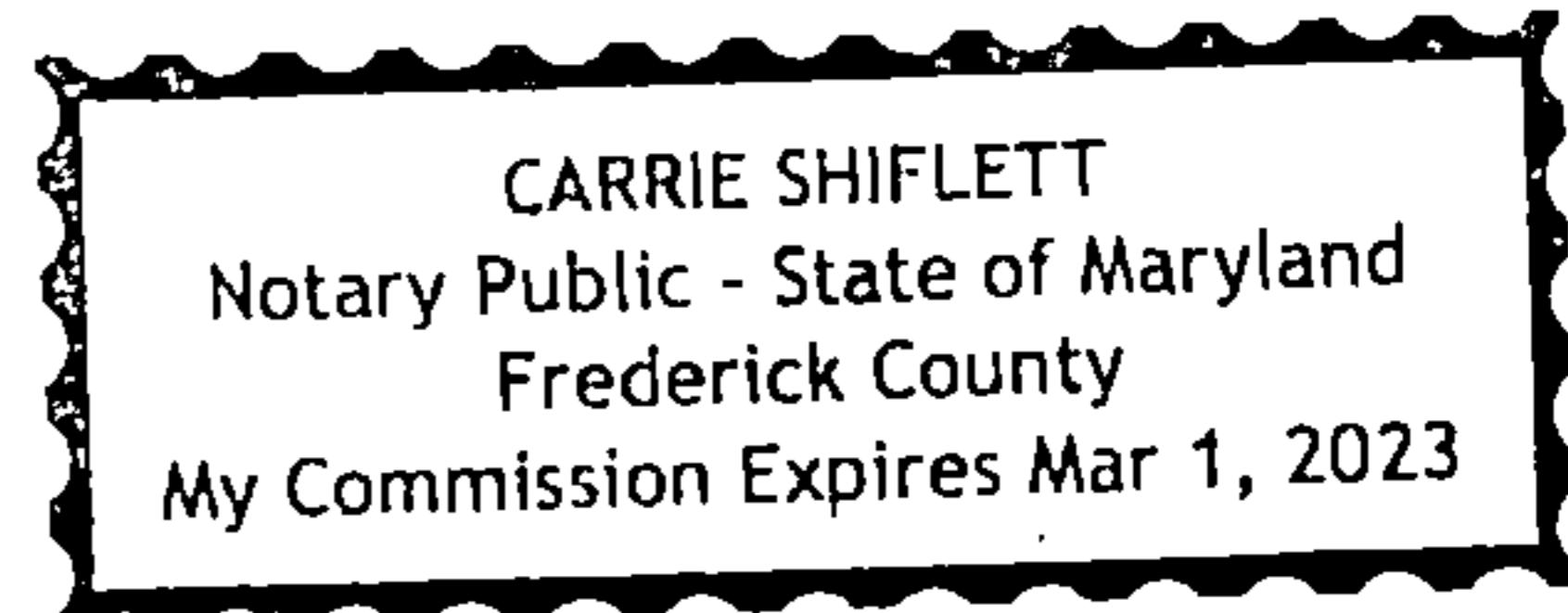
I, the undersigned authority, Notary Public for the State of Maryland, do hereby certify that MARK BASSETT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, executed the same voluntarily on the day that same bears date.

Given under my hand and official seal on this the 9th day of April, 2021.

Carrie Shiflett

Notary Public

My Commission Expires: 03/01/2023



Real Estate Sales Validation Form



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

Grantors' Name: Mark Bassett

Grantee's Name: Aihua Feng Bassett

Mailing Address: 1300 Holling Pl, Apt. 102
Frederick, MD 21701

Mailing Address: 3247 Crossings Drive
Birmingham, AL 35242

Property Address: 3247 Crossings Drive
Birmingham, AL 35242

Date of Sale: N/A
Total Purchase Price: Transfer pursuant to Divorce Decree

Or

Actual Value: \$

Or

Assessor's Mkt Value: \$ 282,100.00 (2020 Tax Assessment)
(1/2 value = \$141,050)

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
Transfer tax to be paid on 2020 Tax Assessor's Value
 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.

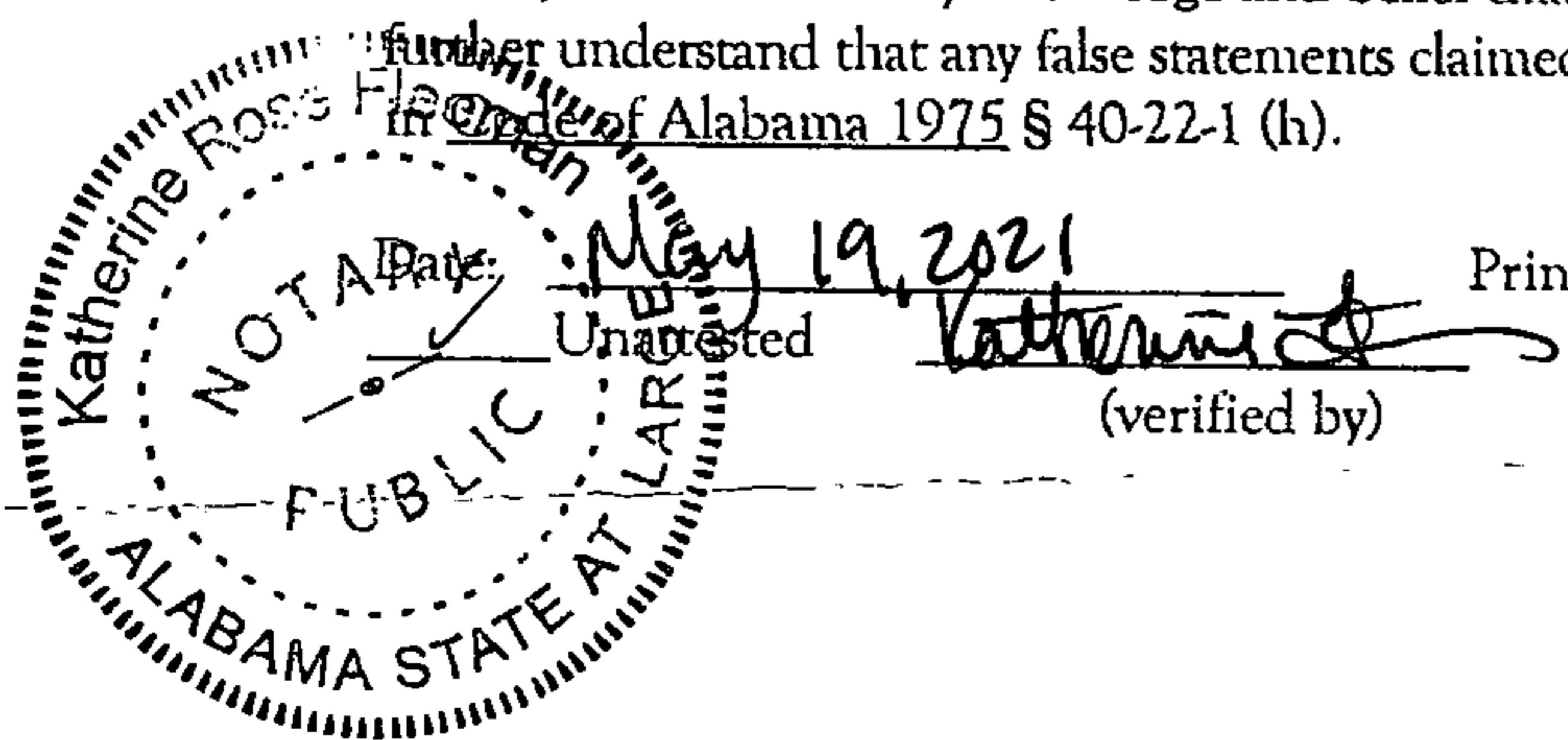
Date of Sale - the date on which interest to the property was conveyed.

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: May 19, 2021

Unnotaried

Katherine Ross Flanagan
(verified by)

Print: Aihua Bassett

Sign: Aihua Bassett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1