

Landmark Settlement & Title
205-733-2600
2700 Highway 280 Ste 380E
Birmingham, AL 35223
2021-612

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243

20210707000328530
07/07/2021 10:28:28 AM
QCDEED 1/3

Send Tax Notice To:
Judson L. Fleming
1547 Wingfield Court
Birmingham, AL 35242

STATE OF ALABAMA

SHELBY COUNTY

QUIT CLAIM DEED

VALUE: \$ 245,000

1/2 of assessor's value
\$ 122,500.00

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JEFFREY L. BEARD, II**, a married man, hereby remise, release, quit claim, sell and convey to **JUDSON L. FLEMING**, a married man, (herein after called Grantee), all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 23, according to the Survey of Calumet Meadow, as recorded in Map Book 21, Page 112, in the Probate Office of Shelby County, Alabama.

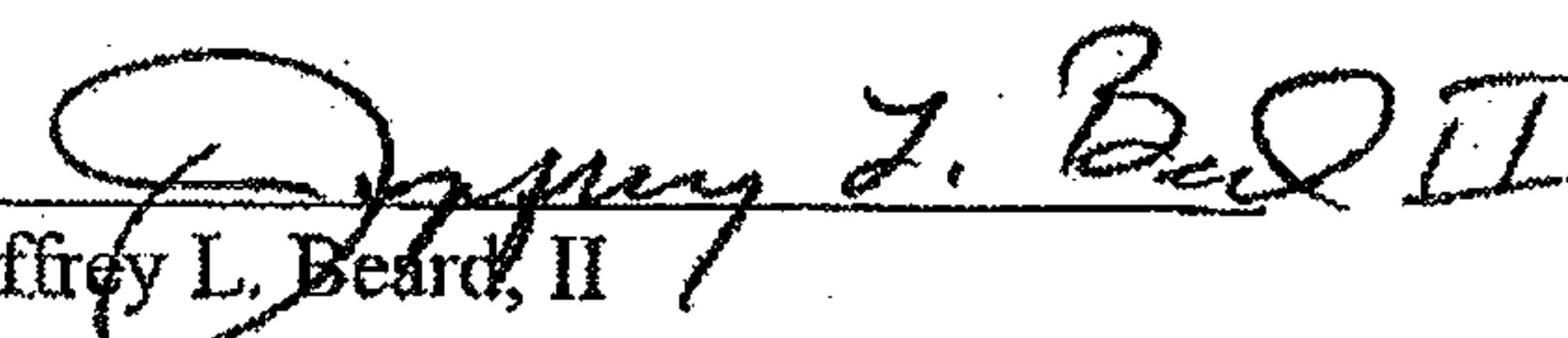
THIS IS NOT THE HOMESTEAD PROPERTY OF JEFFREY L. BEARD, II OR HIS SPOUSE.

Mineral and mining rights excepted.

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this 2nd day of July, 2021.


Jeffrey L. Beard, II

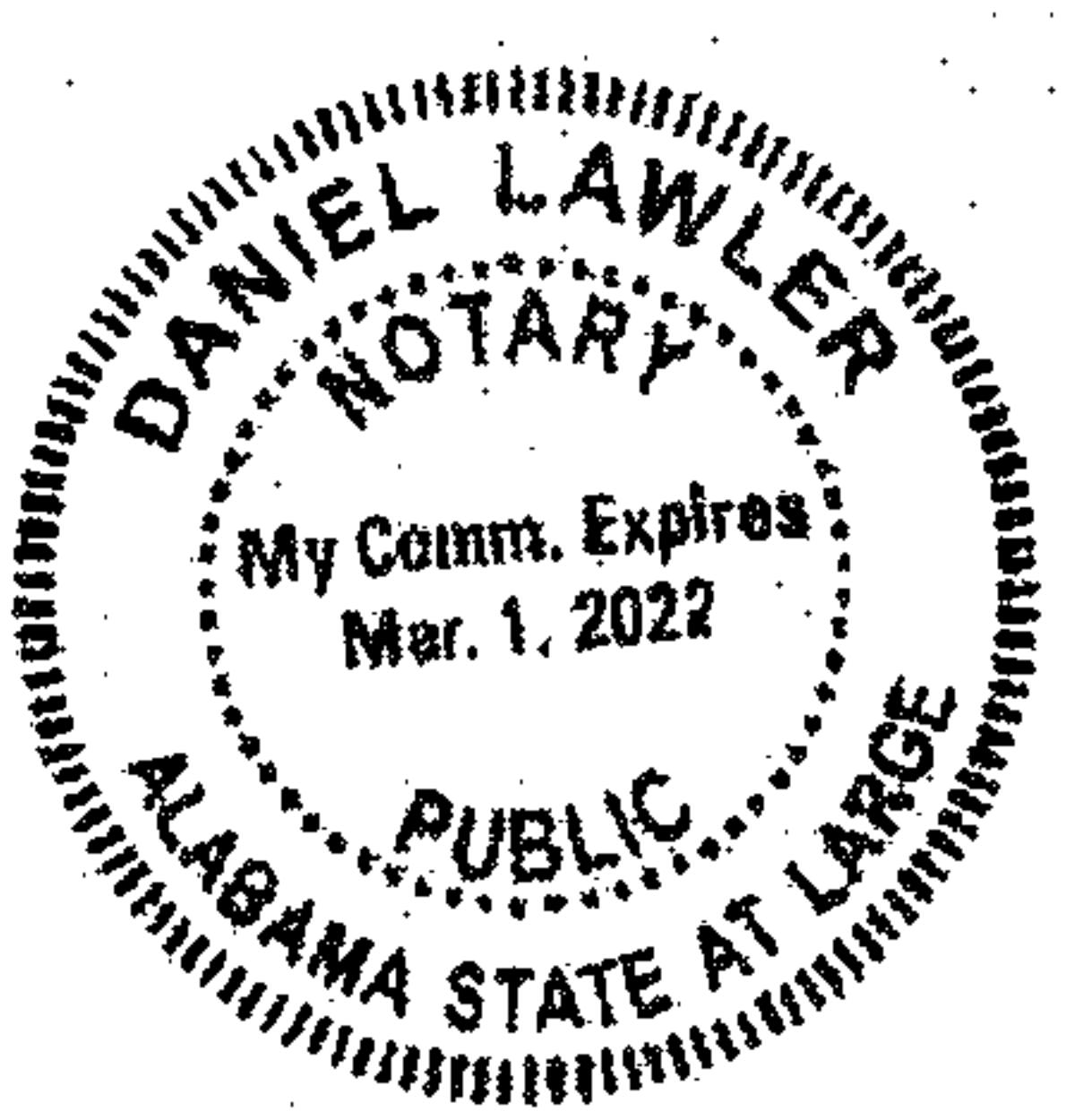
STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey L. Beard, II, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 2nd day of July, 2021:

Notary Public



Real Estate Sales Validation Form

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

Grantor's Name Jeffrey L. Beard II
 Mailing Address 4288 Ashington Drive
 Birmingham, AL 35242
 Property Address 117 Calumet Drive
 Birmingham, AL 35242

Grantee's Name Judson L. Fleming
 Mailing Address 1547 Wingfield Court
 Birmingham, AL 35242

Date of Sale July 6, 2021
 Total Purchase Price \$

Or
 Actual Value \$

Or
 Assessor's Market Value \$245,000.00 /\$122,500.00

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

Appraisal
 Other:

Closing Statement

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).

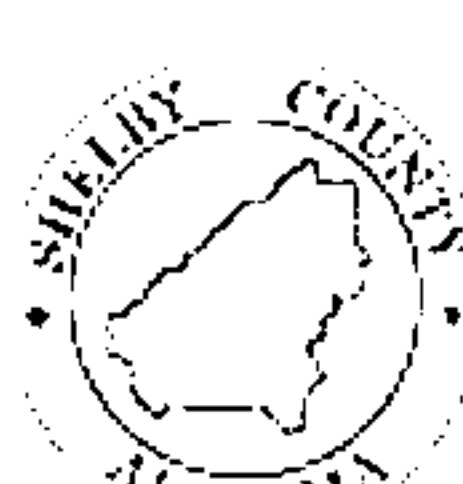
Date 7-6-21

Print Michelle Puncey

Unattested

(verified by)

Sign Michelle Puncey
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/07/2021 10:28:28 AM
 \$150.50 JOANN
 20210707000328530

Jeffrey L. Beard