

Return to: Title 365 - Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108

Reference Number: ORG-108640

Mail Tax Statements to: Diedra M. Ward, 104 Foliage View Road, Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

JEFFREY WARD and DIEDRA WARD also known as DIEDRA M. WARD, whose mailing address is 104 Foliage View Road, Alabaster, AL 35007, hereinafter referred to as "Grantor" and

DIEDRA M. WARD, whose mailing address is 104 Foliage View Road, Alabaster, AL 35007, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 2, according to the Survey and Map of Maple Ridge Subdivision, as recorded in Map Book 37, Page 87 in the Office of the Judge of Probate of Shelby County, Alabama, being situated in Shelby County, Alabama.

Being the same premises conveyed unto Jeffrey Ward and Diedra Ward, as joint tenants, in a deed dated 09/30/2016 and recorded date 10/14/2016 in Instrument Number 20161014000377650 in the Office of the Judge of Probate of Shelby County, State of Arizona.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 26 day of April, 2021.

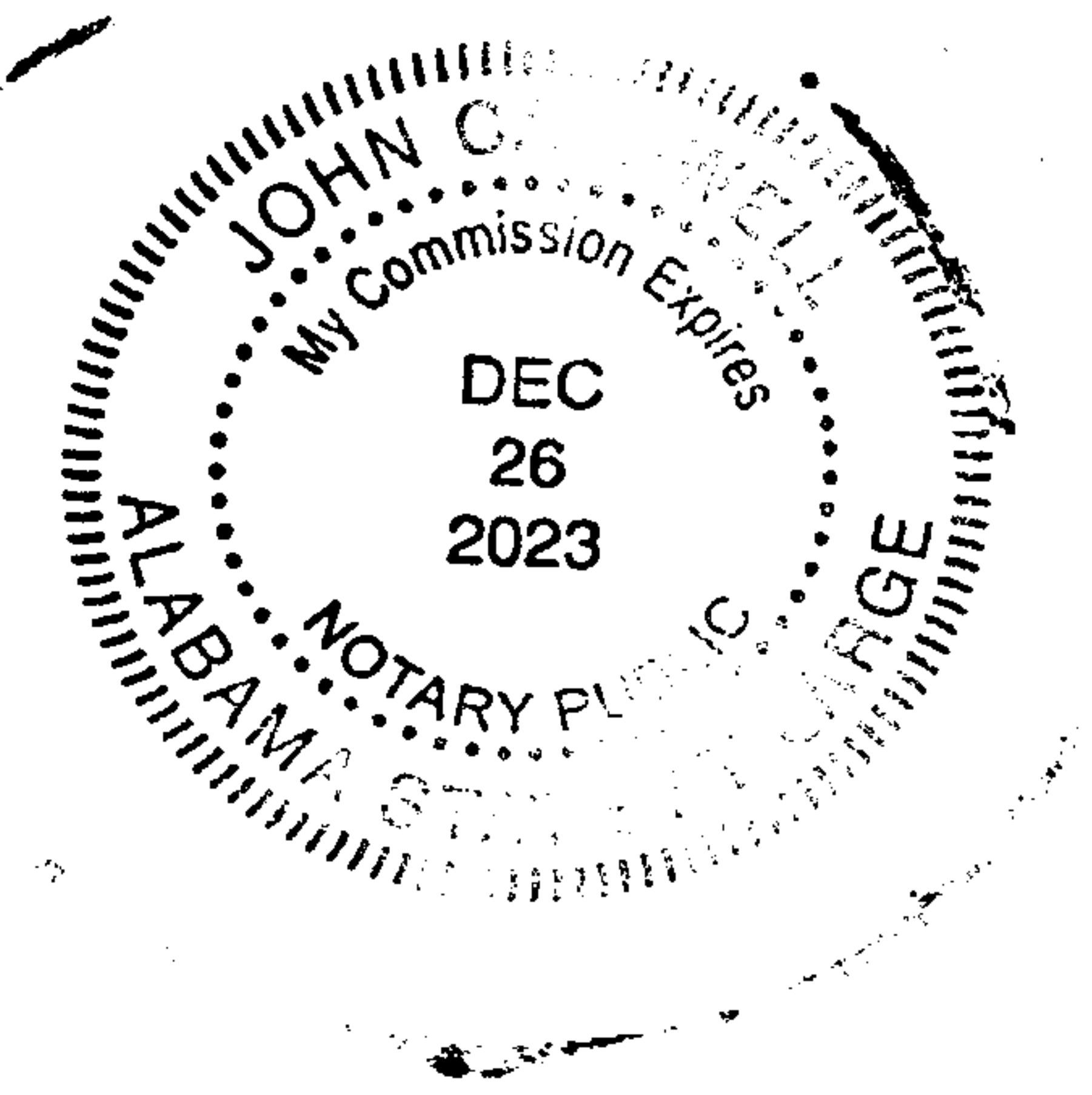
Diedra Ward aka Diedra M. Ward
DIEDRA WARD also known as
DIEDRA M. WARD

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that DIEDRA WARD also known as DIEDRA M. WARD, whose name 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 the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 26 day of April, 2021.

John Caldwell
Notary Public
John Caldwell
Print Name
My Commission expires:
John Caldwell
My Commission Expires
12/26/2023



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Jeffrey Ward and Diedra Ward, 104 Foliage View Road, Alabaster, AL 35007

Grantee's address:
Diedra M. Ward, 104 Foliage View Road, Alabaster, AL 35007

2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

TO HAVE AND TO HOLD to the said Grantee forever.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 26 day of April, 2021.

Jeffrey Ward
 JEFFREY WARD

STATE OF ALABAMA
 COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JEFFREY WARD, whose name 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 the instrument, he/she executed the same voluntarily on the day the same bears date.

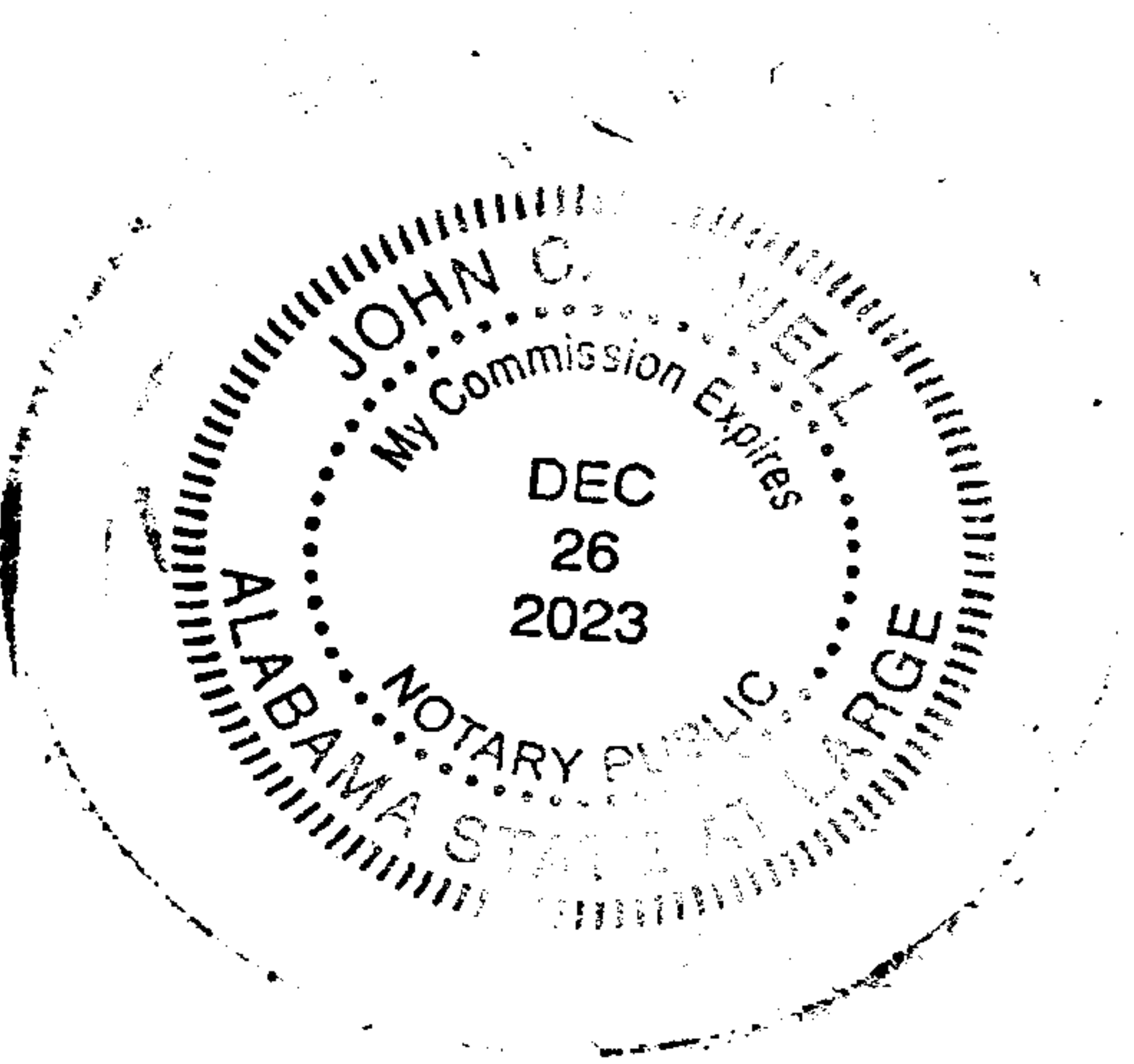
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 26 day of April, 2021.

John Caldwell
 Notary Public

John Caldwell
 Print Name

My Commission expires:

John Caldwell
 My Commission Expires
 12/26/2023





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/16/2021 08:24:45 AM
 \$55.00 BRITTANI
 20210716000345470

20210716000345470 07/16/2021 08:24:45 AM DEEDS 4/4

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	<u>Jeffrey Ward and Diedra Ward</u>	Grantee's Name	<u>Diedra M. Ward</u>
Mailing Address	<u>104 Foliage View Road</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>104 Foilage View Road</u> <u>Alabaster, AL 35007</u>
Property Address	<u>104 Foilage View Road</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>April 26, 2021</u>
		Total Purchase Price	<u>\$10.00</u>
		or	
		Actual Value	<u>\$0</u>
		or	
		Assessor's Market Value	<u>\$23,870 1/2 Assessed Value</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other QUITCLAIM DEED
<input type="checkbox"/> 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 06/04/2021

Print Jessica Garvin Agent

Unattested

 (verified by)

Sign Jessica Garvin

 (Grantor/Grantee/Owner/Agent) circle one