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09/17/2021 01:35:34 PM
QCDEED 1/4

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording, Return To:
MORTGAGE CONNECT, LP
600 CLUBHOUSE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1036696

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23 1 02 3 002 021.031

QUITCLAIM DEED

Gerald Edge, unmarried, and **Leah A. Edge**, unmarried, a formerly married couple who are now divorced pursuant to the Certificate of Divorce filed in Shelby County, Alabama in Case No. 58-DR-2013-900547.00 on 12/15/2014, hereinafter grantors, whose tax-mailing address is **903 10TH CT SW, ALABASTER, AL 35007**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Gerald Edge**, an unmarried man, hereinafter grantee, whose tax mailing address is **903 10TH CT SW, ALABASTER, AL 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: **20071102000508030** recorded on **11/02/2007**

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 7/27/, 2021

[Signature]
Gerald Edge

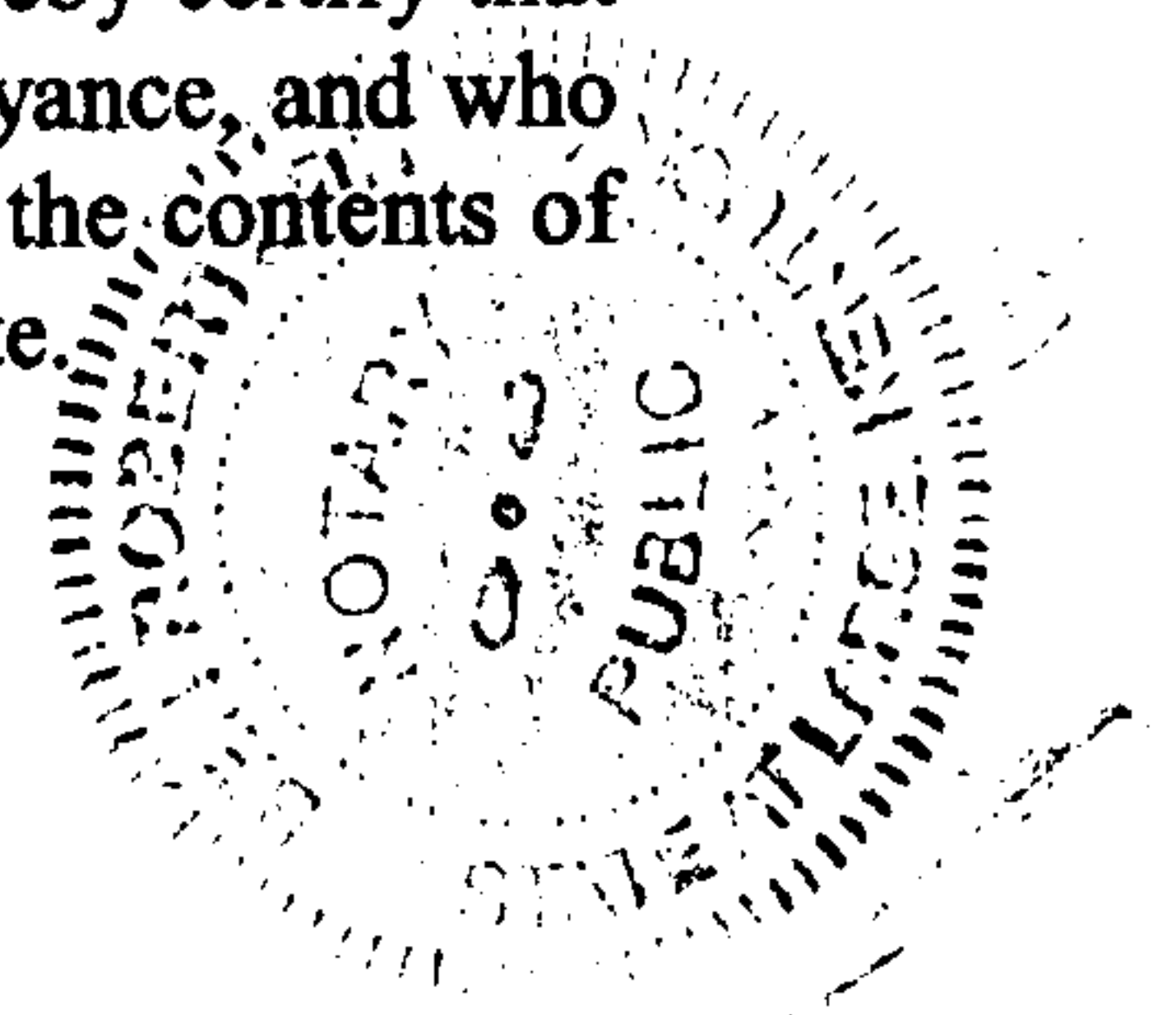
[Signature]
Leah A. Edge

STATE OF Alabama KENTUCKY
COUNTY OF Jackson PULASKI

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that ~~Gerald Edge~~ and Leah A. Edge whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 30 day of JULY, 2021.

[Signature]
Notary Public



On 7-27-2021 Gerald Edge appeared before me, Donna Varie Cammack, a notary public and presented a form of ID, AL Drivers license as proof of identity before signing document

Given under my hand an official seal this 27th day of July, 2021

Donna Varie Cammack

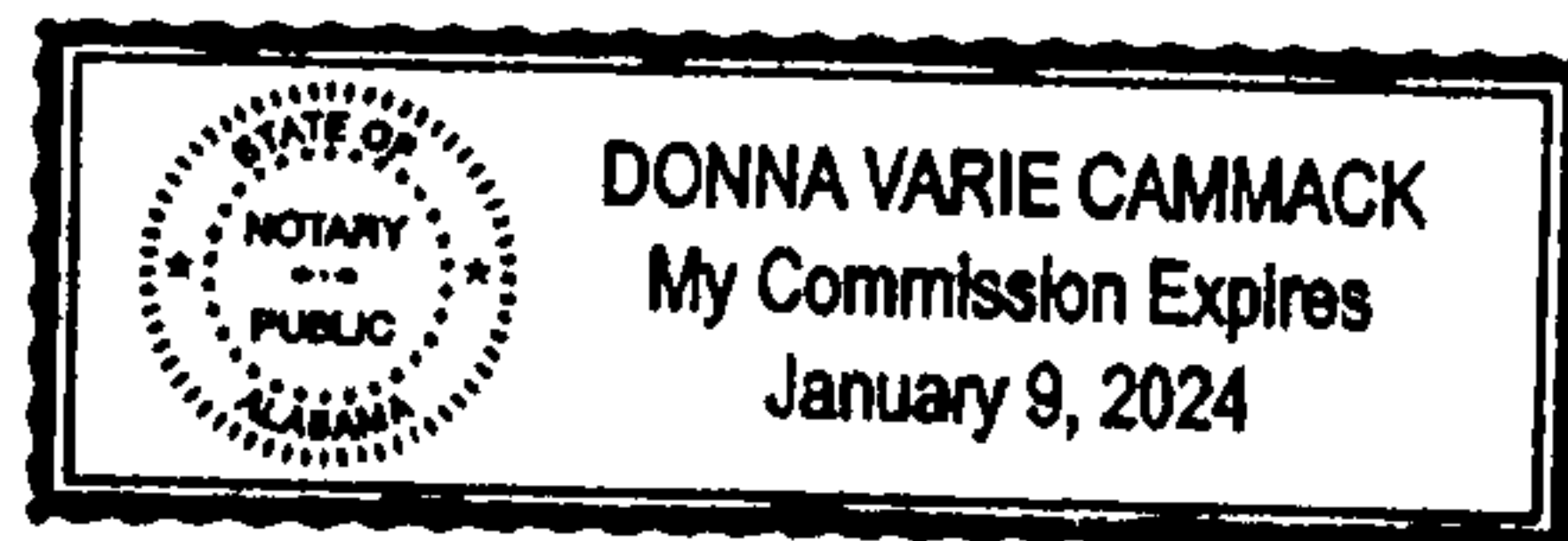
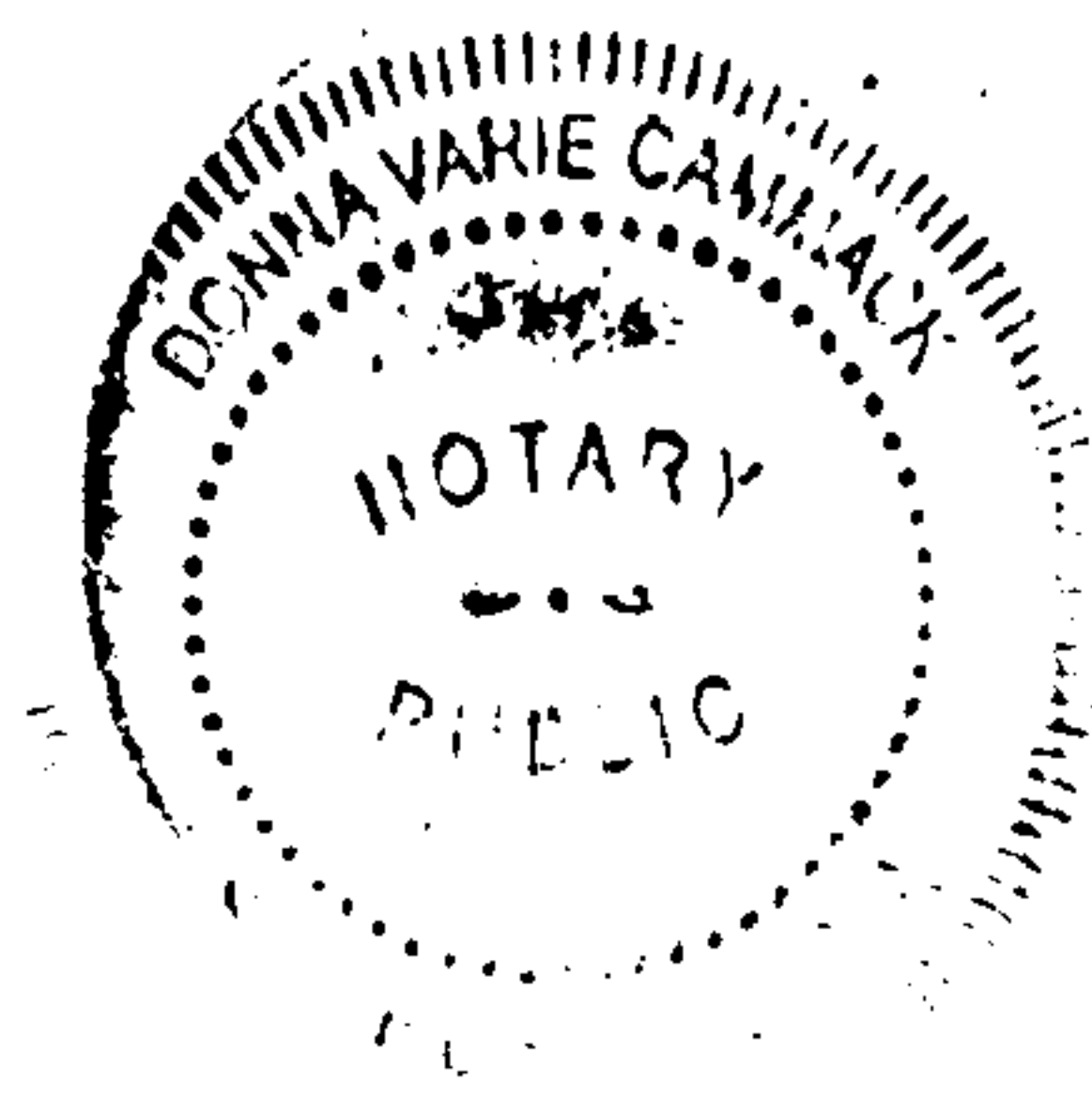


Exhibit A

File No.: 1036696

The Land referred to herein below is situated in the County of SHELBY, State of AL, and is described as follows:

Lot 21, according to the survey of Thompson Plantation, as recorded in Plat Book 11, Page 53, in the Probate Office of Shelby County, Alabama.

Being the same property as conveyed from Katheryn Mullins, a single person to Gerald Edge and wife, Leah A. Edge, as joint tenants with right of survivorship as set forth in Deed Instrument #BOOK dated 10/24/2007, recorded 11/02/2007, SHELBY County, ALABAMA.

Tax ID: 23 1 02 3 002 021.031

Real Estate Sales Validation Form

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

Grantor's Name Gerald Edge and Leah A. Edge
 Mailing Address 903 10TH CT SW, ALABASTER AL, 35007

Grantee's Name Gerald Edge
 Mailing Address 903 10TH CT SW, ALABASTER AL, 35007

Property Address 903 10TH CT SW, ALABASTER AL, 35007

Date of Sale 07/27/2021
 Total Purchase Price _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 178,300.00
1/2 of market value is \$89,150.00

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

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 8/25/21

Print Gerald Edge

 Unattested _____
 (verified by)

 Sign _____
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 09/17/2021 01:35:34 PM
 \$120.50 JOANN
 20210917000454690

Allie S. Beyl