

20210922000462690  
09/22/2021 11:54:26 AM  
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. 1030829

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**235160001012026**

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**QUITCLAIM DEED**

**Darren Baugh**, married to grantee, hereinafter grantor, whose tax-mailing address is **130 CARRIAGE DR., MAYLENE, AL 35114**, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Darren Baugh** and **Melanie Renee Baugh**, husband and wife, hereinafter grantees, whose tax mailing address is **130 CARRIAGE DR., MAYLENE, AL 35114**, the following real property:

**SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION**

Prior instrument reference: **Being the same property as conveyed from Darren Baugh, an unmarried man, and Christy Baugh, an unmarried woman to Darren Baugh, an unmarried man as set forth in Deed Instrument #BOOK dated 06/22/2012, recorded 07/30/2013, SHELBY County, ALABAMA.**

Executed by the undersigned on August 12, 2021:

Darren Baugh

**Darren Baugh**

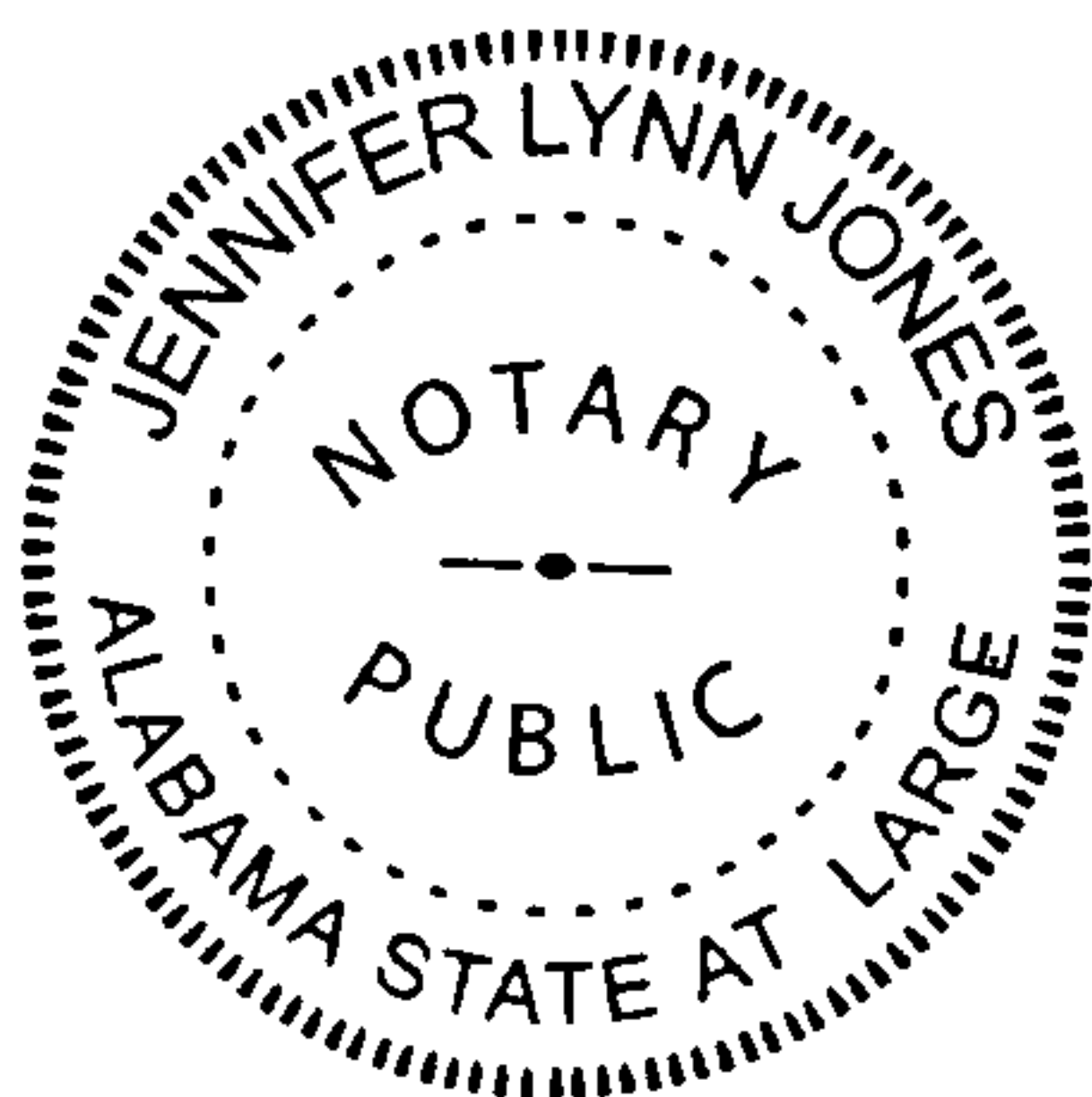
STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Darren Baugh** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 12<sup>th</sup> day of August 20 21

Jennifer Lynn Jones  
Notary Public

Commission expires 9-24-24



## **Exhibit A**

File No.: 1030829

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

LOT 9, ACCORDING TO THE SURVEY OF CARRIAGE HILL, PHASE II, AS RECORDED IN MAP BOOK 13, PAGE 129 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being the same property as conveyed from Darren Baugh, an unmarried man, and Christy Baugh, an unmarried woman to Darren Baugh, an unmarried man as set forth in Deed Instrument #BOOK dated 06/22/2012, recorded 07/30/2013, SHELBY County, ALABAMA.

Tax ID: 235160001012026

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Darren Baugh

Mailing Address 130 CARRIAGE DR., MAYLENE,  
AL 35114

Property Address 130 CARRIAGE DR., MAYLENE,  
AL 35114

Grantee's Name Darren Baugh and Melanie  
Renee Baugh

Mailing Address 130 CARRIAGE DR.,  
MAYLENE, AL 35114

Date of Sale 08/12/2021

Total Purchase Price \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 160,600.00

1/2 of the assessed value = \$80,300.00

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 8/12/21

Print Darren Baugh

Unattested \_\_\_\_\_

Sign Darren Baugh

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
09/22/2021 11:54:26 AM  
\$111.50 JOANN  
20210922000462690

(Grantor) Grantee/Owner/Agent) circle one

**Form RT-1**



*Allen S. Bayl*