

Commitment Number: 29134902  
Seller's Loan Number: 104496027

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:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

\$118.50 Transfer tax due based on \$118,350.00 which is ½ AMV of \$236,700.00

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**148274003014000**

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**QUITCLAIM DEED**

**Daniel Carter, married**, whose mailing address is **423 Ballantrae Rd., Pelham, AL 35124**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Daniel Carter and Angel Suen**, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **423 Ballantrae Rd., Pelham, AL 35124**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA.**

**LOT 1424, ACCORDING TO THE FINAL PLAT OF BRAEMAR AT BALLANTRAE, PHASE 1, AS RECORDED IN MAP BOOK 37, PAGE 70, IN THE OFFICE OF SHELBY COUNTY, ALABAMA**

**SOURCE OF TITLE: INSTRUMENT # 20180703000238050,**  
**Assessor's Parcel No: 148274003014000**  
**Property Address is: 423 Ballantrae Rd., Pelham, AL 35124**


Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

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 grantees forever.

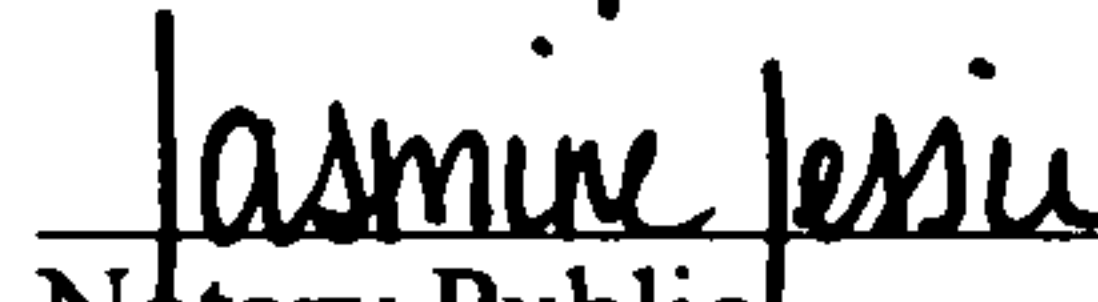
Executed by the undersigned on 08 September, 2021:

  
\_\_\_\_\_  
Daniel Carter

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Daniel Carter** 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 8<sup>th</sup> day of September, 2021

  
\_\_\_\_\_  
Notary Public

JASMINE JESSIE  
NOTARY PUBLIC  
ALABAMA STATE AT LARGE  
COMM. EXP. 05/27/25

**Real Estate Sales Validation Form**

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

Grantor's Name Daniel Carter  
Mailing Address 423 Ballantrae Rd., Pelham, AL  
35124

Grantee's Name Daniel Carter and Angel Suen  
Mailing Address 423 Ballantrae Rd., Pelham,  
AL 35124

Property Address 423 Ballantrae Rd., Pelham, AL  
35124

Date of Sale \_\_\_\_\_  
Total Purchase Price 1.00  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$236,700.00

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 9-8-2021

Print Daniel Carter / Angel Suen

Unattested

Sign [Signature]

(verified by)

(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  
09/28/2021 11:43:26 AM  
\$146.50 JOANN  
20210928000472180

*Allie S. Boyd*