



20211005000484420 1/2 \$26.00
 Shelby Cnty Judge of Probate, AL
 10/05/2021 09:10:48 AM FILED/CERT

This Instrument was prepared by:

John E. Medaris, Esq

Pelham, AL

ALABAMA QUIT CLAIM DEED

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ten dollars (\$10.00) in hand paid to the undersigned, Jennifer C. Richards, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, sells and conveys to Philip Richards and Lori Richards (hereinafter called GRANTEE) all of her right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL B

Commence at the NW Corner of the NW 1/4 of Section 22, Township 20 South, Range 3 West, thence S0°00'00"E along West line of said Section 22, a distance of 440.52', thence S80°55'00"E, a distance of 155.00, thence S0°00'00"E, a distance of 118.40 to the POINT OF BEGINNING, thence continue S0°00'00"E, a distance of 64.25, thence S80°55'00"E, a distance of 67.59', thence N9°30'19"E, a distance of 74.74', thence N1°46'37"W, a distance of 130.24', thence S0°2'31"W, a distance of 130.20, thence N89°7'51"W, a distance of 75.05 to the POINT OF BEGINNING. Containing 0.12 acres, more or less.

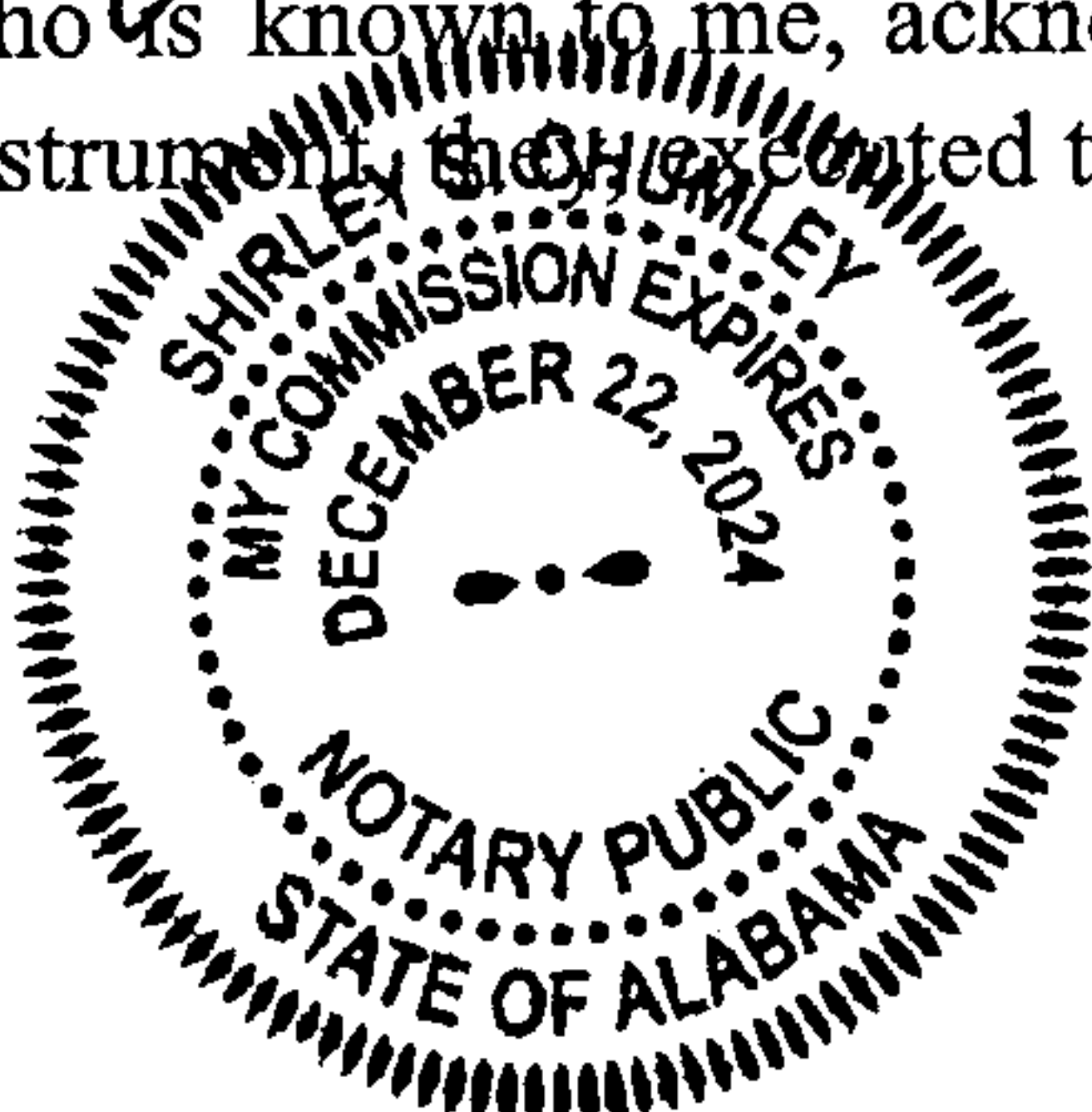
TO HAVE AND TO HOLD to the said GRANTEES forever

Given under my hand and seal, this 1st day of October, 2021.

Jennifer C. Richards
 Jennifer C Richards

STATE OF ALABAMA)
 COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jennifer C. Richards whose names are 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, she executed the same voluntarily on the day the same bears date.



Given under my hand this 1 day of October, 2021.

Shirley S Chumley
 Notary Public
 My Commission Expires: 12/22/24



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Real Estate Sales Validation Form

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

Grantor's Name Philip K Richards Grantee's Name Jennifer C Richards
Mailing Address 107 Old Tuscaloosa Rd Mailing Address 107 Old Tuscaloosa Rd
Helena AL 35080 Helena AL 35080

Property Address 107 Old Tuscaloosa Rd Date of Sale 09-20-2021
Helena AL 35080 Total Purchase Price \$ 30,000.00
or
Actual Value \$ 1,111.060
or
Assessor's Market Value \$ 1/2 55,530

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 ☐ Appraisal
☐ Sales Contract ☐ Other Recorded to correct
☐ Closing Statement legal description

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 10-05-2021

Print Philip K Richards

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1