

20211029000523920
10/29/2021 09:26:08 AM
QCDEED 1/5

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280296644

MAIL TAX STATEMENTS TO:
MANDY M. WESSON
301 Normandy Lane
Chelsea, AL 35043-5347

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 14 | 01 4 002 015.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 17 day of August, 2021, by and between **BARRY M. WESSON, AN UNMARRIED MAN** and **MANDY M. WESSON, AN UNMARRIED WOMAN, their heirs and assigns**, a mailing address of 301 Normandy Lane, Chelsea, AL 35043-5347, hereinafter referred to as Grantor(s) and **MANDY M. WESSON, AN UNMARRIED WOMAN**, a mailing address of 301 Normandy Lane, Chelsea, AL 35043-5347, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

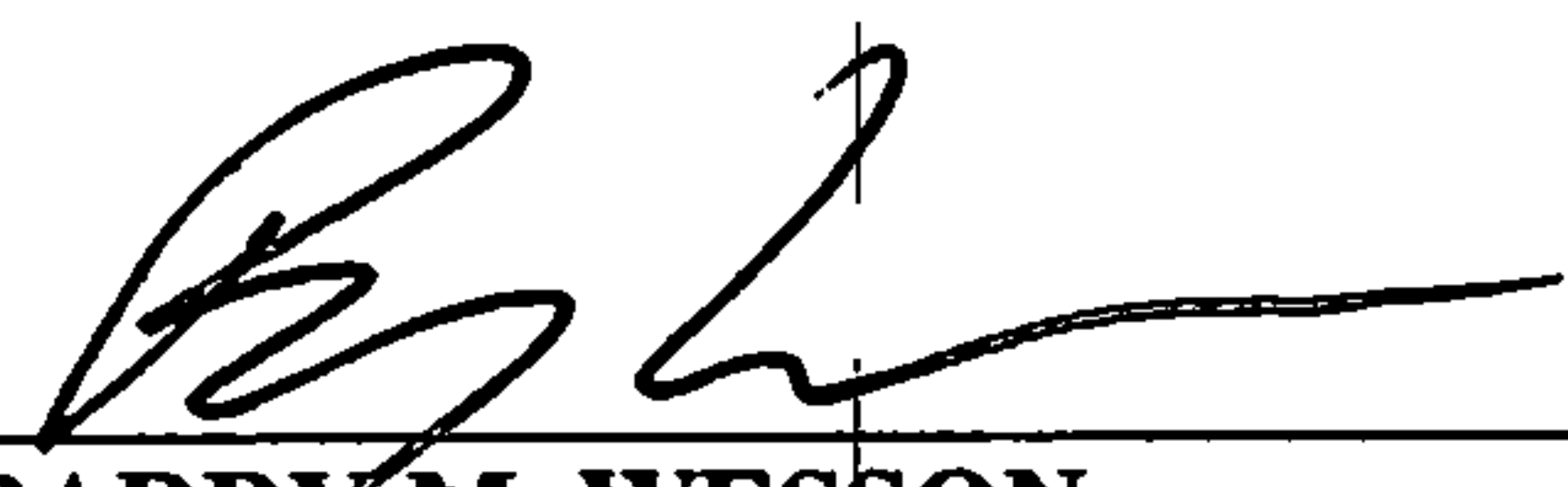
Also known as: 301 Normandy Lane, Chelsea, AL 35043-5347

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Prior instrument reference: Instrument Number: 20110617000178570, Recorded: 06/17/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 17 day of August, 2021.



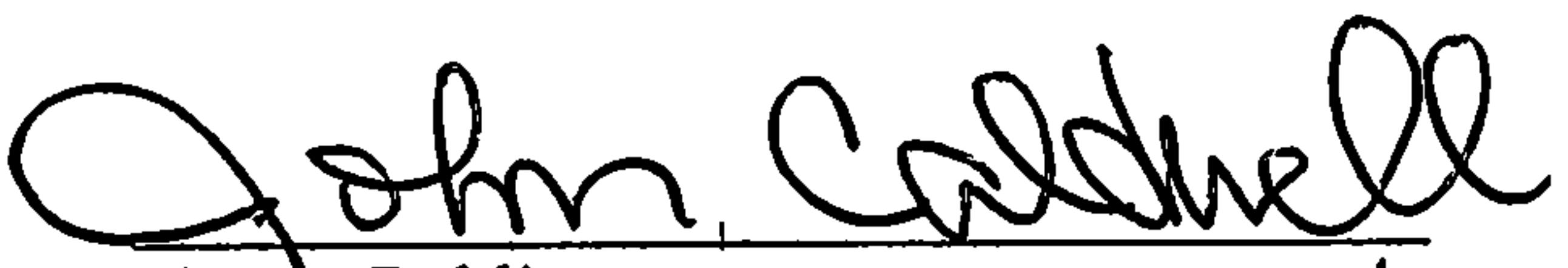
BARRY M. WESSON



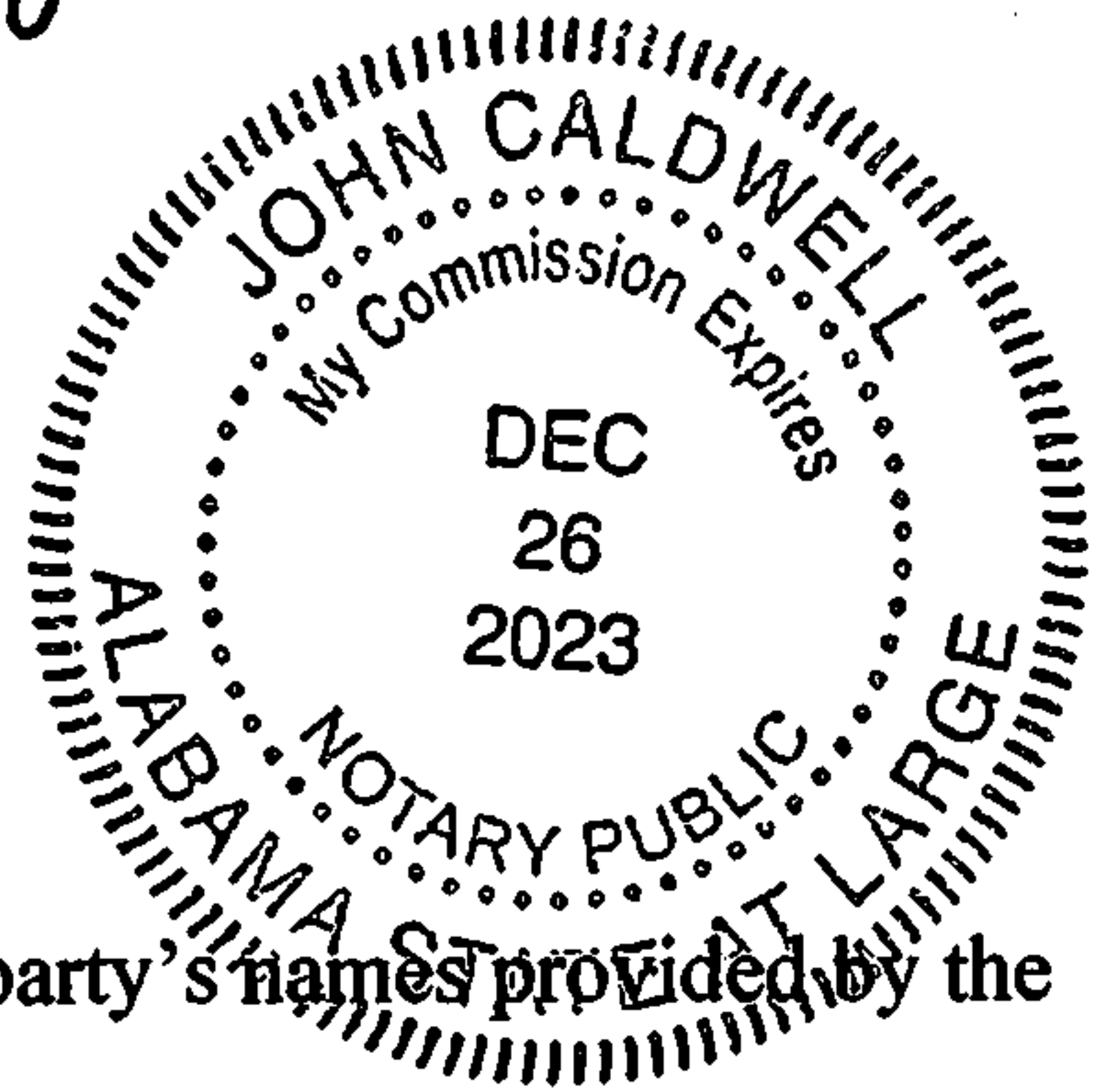
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that BARRY M. WESSON, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17 day of August 2021



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



No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 17 day of August, 2021.

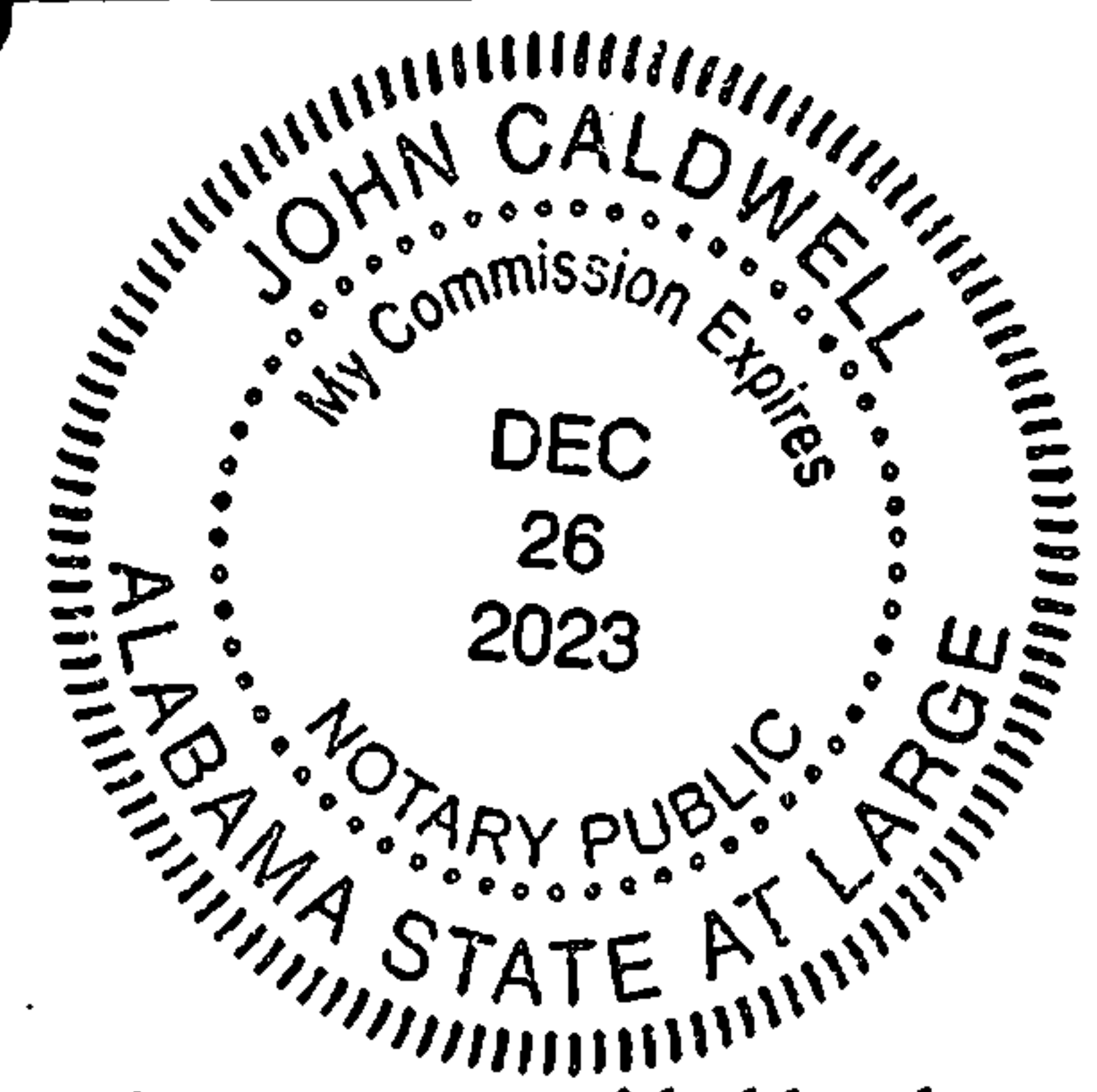
Mandy Wesson
MANDY M. WESSON

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that MANDY M. WESSON, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 17 day of August 2021

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



No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, LYING AND BEING IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO-WIT:

LOT 44, ACCORDING TO THE SURVEY OF COURTYARD MANOR, A SINGLE FAMILY RESIDENTIAL DEVELOPMENT, AS RECORDED IN MAP BOOK 35, PAGE 144 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID NUMBER: 14 1 01 4 002 015.000

PROPERTY COMMONLY KNOWN AS: 301 NORMANDY LANE, CHELSEA, AL 35043-5347

Real Estate Sales Validation Form

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

Grantor's Name BARRY M. WESSON and MANDY M. WESSON
Mailing Address 301 Normandy Lane
Chelsea, AL 35043-5347

Grantee's Name MANDY M. WESSON
Mailing Address 301 Normandy Lane
Chelsea, AL 35043-5347

Property Address 301 Normandy Lane
Chelsea, AL 35043-5347

Date of Sale 8/17/2021
Total Purchase Price \$235,245.00

or
Actual Value \$

or
Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2021 09:26:08 AM
\$269.00 CHERRY
20211029000523920



Alvin S. Byrd

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)

- x 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 8/17/21

Print Mandy Miller Wesson

Unattested (verified by)

Sign Mandy Miller Wesson (Grantor/Grantee/Owner/Agent) circle one