

20211101000526010
11/01/2021 09:57:17 AM
QCDEED 1/4

AFTER RECORDING RETURN TO:

*FNC Title Services LLC
1300 Piccard Dr. Ste 105
Rockville, MD 20850*

MAIL TAX STATEMENTS TO:

Denver L. Harris
Sandra M. Harris
401 Lakeshore Drive
Shelby, AL 35143

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 33 6 13 0 003 063.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 25th day of August, 2021, by and between **Denver L. Harris and Sandra M. Harris who erroneously acquired title as Sandra T. Harris, husband and wife, as joint tenants with right of survivorship**, a mailing address of 401 Lakeshore Drive, Shelby, AL 35143, hereinafter referred to as Grantor(s) and **Denver L. Harris and Sandra M. Harris, husband and wife, as joint tenants with the right of survivorship**, a mailing address of 401 Lakeshore Drive, Shelby, AL 35143, 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:

LOT 54, ACCORDING TO THE MAP AND SURVEY OF LACOOSA ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 35, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA.

Also known as: 401 Lakeshore Drive, Shelby, AL 35143

Prior instrument reference: Instrument Number: 2009110400041169, Recorded: 11/04/2009

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

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 25th day of August, 2021.



Denver L. Harris

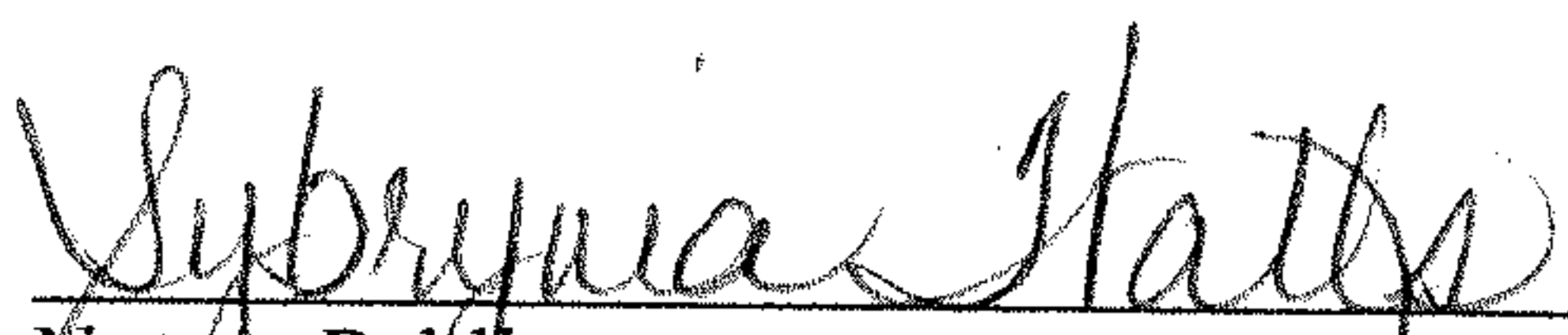


Sandra M. Harris who erroneously acquired title as Sandra T. Harris

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Denver L. Harris and Sandra M. Harris who erroneously acquired title as Sandra T. Harris, 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.

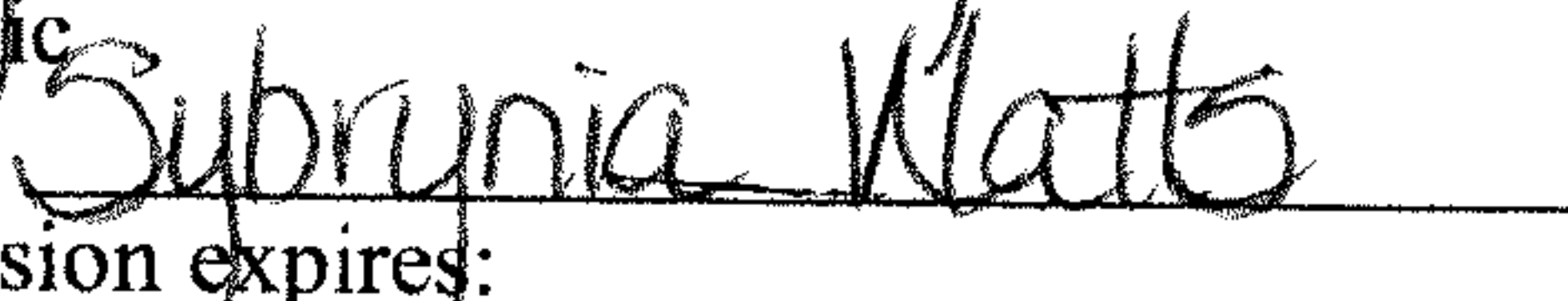
Given under my hand and seal this the 25th day of August, 2021.



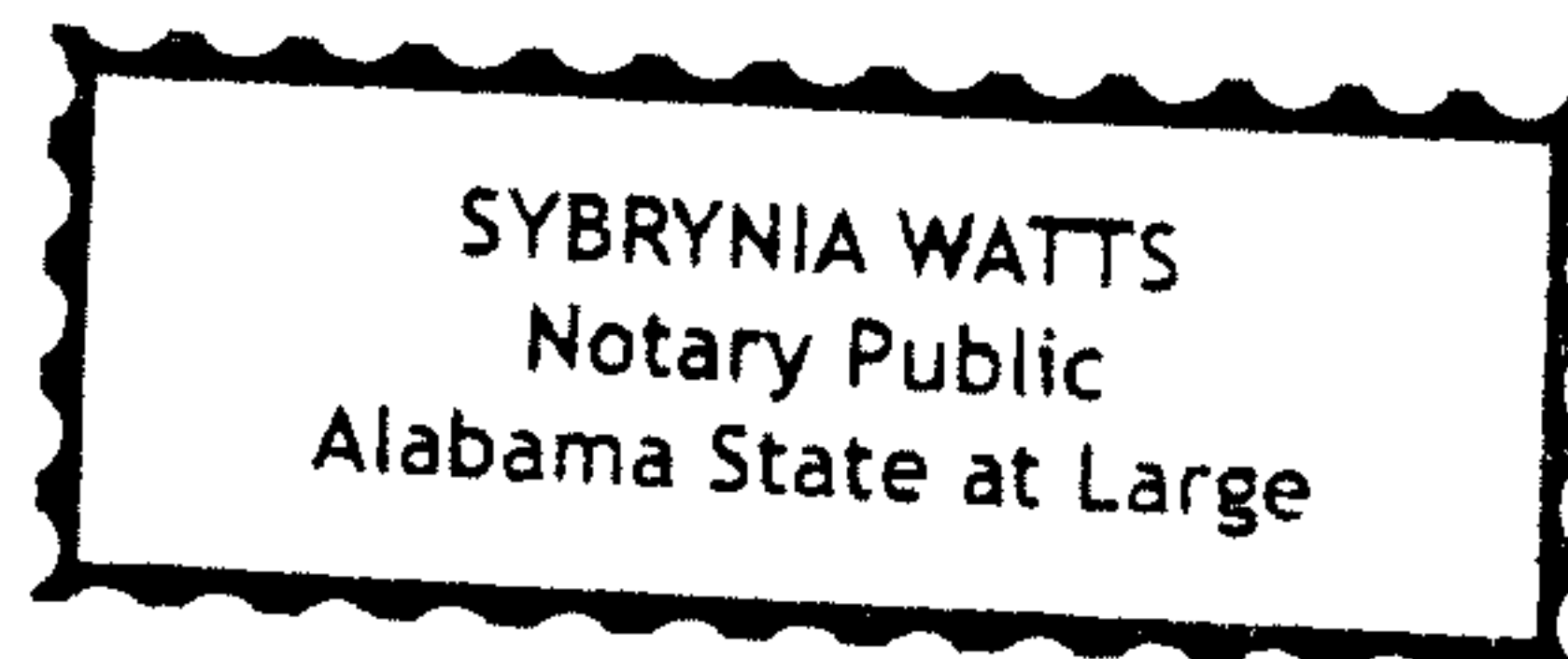
Notary Public

Print Name:

My commission expires:



My Commission Expires
March 31, 2025



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

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ARS-56891

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 54, ACCORDING TO THE MAP AND SURVEY OF LACOOSA ESTATES, AS
RECORDED IN MAP BOOK 5, PAGE 35, IN THE OFFICE OF THE PROBATE JUDGE OF
SHELBY COUNTY, ALABAMA.

Tax Parcel ID No.: 33 6 13 0 003 063.000

Commonly known as: 401 Lakeshore Drive, Shelby, AL 35143

However, by showing this address no additional coverage is provided

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

Grantor's Name DENVER L HARRIS AND SANDRA M HARRIS
 Mailing Address 401 LAKESHORE DR
SHELBY, AL 35143

Grantee's Name DENVER L HARRIS AND SANDRA M HARRIS
 Mailing Address 401 LAKESHORE DR
SHELBY, AL 35143

Property Address 401 LAKESHORE DR
SHELBY, AL 35143

Date of Sale 8/25/20321
 Total Purchase Price \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2021 09:57:17 AM
 \$32.00 JOANN
 20211101000526010

or
 Actual Value \$

or
 Assessor's Market Value \$ 505,000.00



Allen S. Bayl

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
☐ Closing Statement

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 10/31/2021

Print KRISTEN CARLISLE

☐ Unattested
 (verified by)

Sign *Kristen Carlisle*
 (Grantor/Grantee/Owner/Agent) circle one