

20211101000527560
11/01/2021 03:55:15 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:

Priority Title & Escrow
641 Lynnhaven Pkwy, Suite 200
Virginia Beach, VA 23452
File No. 082136967

MAIL TAX STATEMENTS TO:

Martha N. Dinan
Steven M. Dinan
1001 Wilmington Cove
Birmingham, AL 35242

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 10 2 03 0 004 004.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 14 day of October, 2021, by and between **Martha N. Dinan A/K/A Martha Dinan, a married woman joined in execution by her spouse Steven M. Dinan**, a mailing address of 1001 Wilmington Cove, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **Martha N. Dinan and Steven M. Dinan, wife and husband**, a mailing address of 1001 Wilmington Cove, Birmingham, AL 35242, 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: 1001 Wilmington Cove, Birmingham, AL 35242

Prior instrument reference: Instrument Number: 20190416000123190, Recorded: 04/16/2019

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 14 day of October, 2021

Martha N. Dinan AKA Martha Dinan
Martha N. Dinan A/K/A Martha Dinan

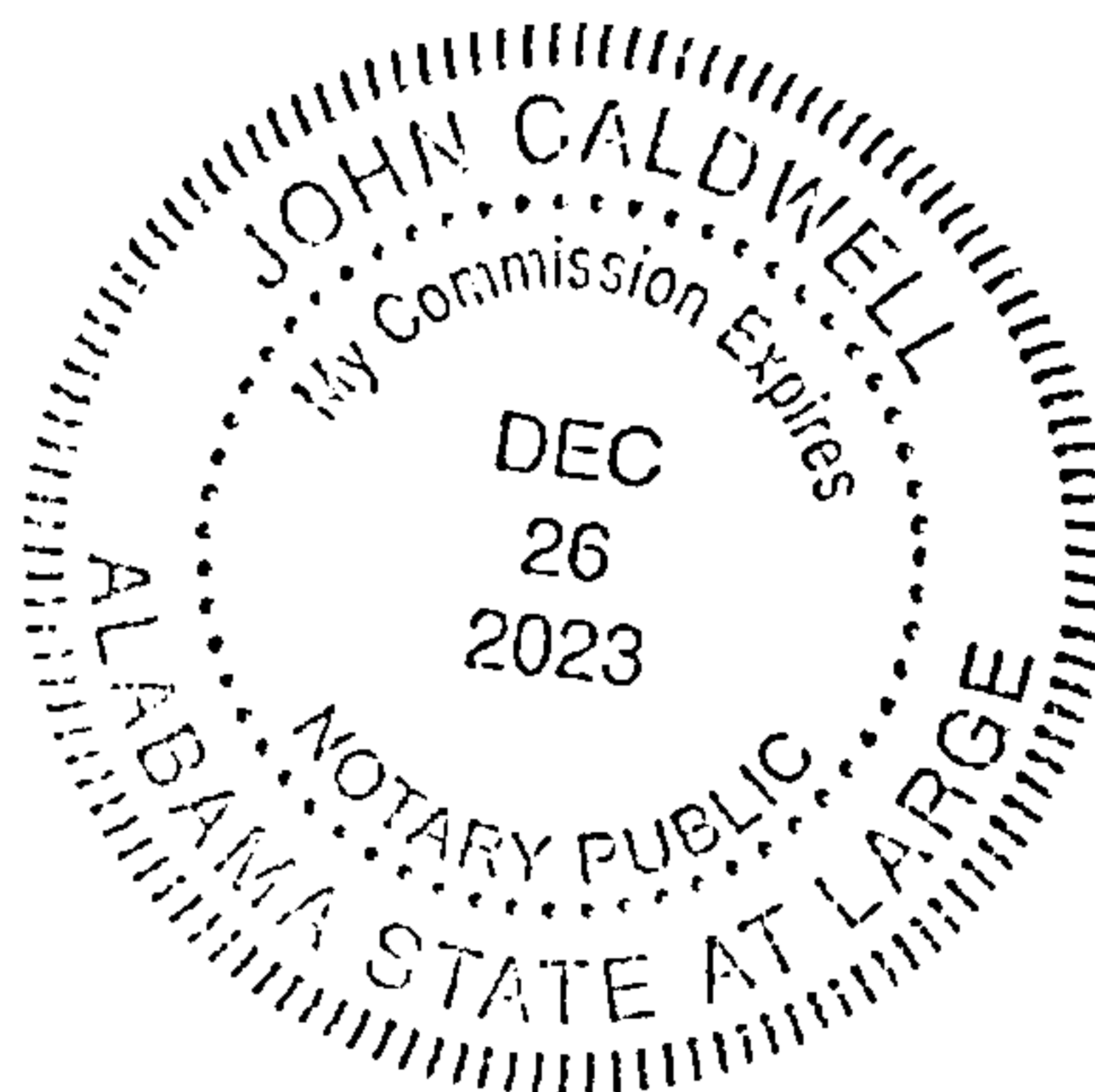
Steven M. Dinan
Steven M. Dinan

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Martha N. Dinan A/K/A Martha Dinan and Steven M. Dinan, 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 14 day of October, 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 Land is described as follows:

The following described real estate situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Amended Map of Wilmington Place, as recorded in Map Book 30, Pages 23 A&B, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2019 and all subsequent years thereafter, (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (4) Current Zoning and Use Restrictions.

Parcel ID Number: 10 2 03 0 004 004.000

Being all and the same lands and premises conveyed to Martha Dinan by Steven M. Dinan and Martha Dinan in a Warranty Deed dated 04/15/2019 and recorded 04/16/2019 in Instrument No. 20190416000123190 in the Land Records of Shelby County, Alabama.

PROPERTY COMMONLY KNOWN AS: 1001 Wilmington Cove, Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2021 03:55:15 PM
\$33.00 BRITTANI
20211101000527560

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Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Martha N. Dinan A/K/A Martha
Dinan and Steven M. Dinan
Mailing Address 1001 Wilmington Cove
Birmingham, AL 3524

Grantee's Name Martha N. Dinan and Steven M. Dinan
Mailing Address 1001 Wilmington Cove
Birmingham, AL 35242

Property Address 1001 Wilmington Cove
Birmingham, AL 35242

Date of Sale October 14, 2021

Total Purchase Price \$ 1.00

or

Actual Value \$

or

Assessor's Market Value \$ 84,780.00

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 removing AKA

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 10/14/2021

Print Martha N Dinan

☐ Unattested

Sign Martha N Dinan

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1