

20211104000535560 1/3 \$104.00
Shelby Cnty Judge of Probate, AL
11/04/2021 01:42:08 PM FILED/CERT

This instrument was prepared by:
C. Taylor Crockett, P.C.
2067 Columbiana Road
Birmingham, AL 35216

Send Tax Notice To:
Ruth M. Deason
Crystalline Deason
255 Comanche Street
Monteravillo, AL 35115

QUIT CLAIM DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALBAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of one dollar (\$1.00) the undersigned Ruth M. Deason, a widow (hereinafter called the Grantor) hereby remises, releases, quit claims, grants, sells, and conveys to Ruth M. Deason and Crystalline Deason, joint tenants with right of survivorship, (hereinafter called the Grantees), all my right, title, interest and claim in or to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 60, according to the Survey of Indian Highlands, Third Addition, as shown by Map recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This deed is being prepared without the benefit of a title examination. The preparer of this instrument makes no representation as to the status of the title of the property herein conveyed.

Subject to ad valorem taxes for the current tax year

Subject to existing easements, restrictions encumbrances, limitations, if any of record.

Ruth M. Deason is the surviving grantee of that certain deed recorded in Instrument #1997-25072 recorded in Shelby County, Alabama. The other grantee, Andrew E. Deason, Jr., having died on or about the 4th day of April, 2017.

TO HAVE AND HOLD to said Grantee forever.

Ruth M. Deason
Ruth M. Deason

Shelby County, AL 11/04/2021
State of Alabama
Deed Tax: \$76.00



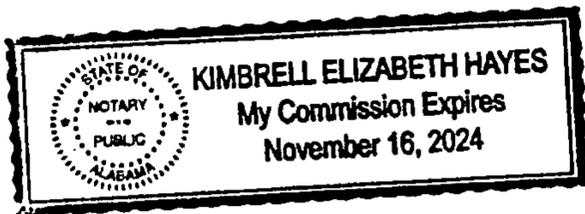
20211104000535560 2/3 \$104.00
Shelby Cnty Judge of Probate, AL
11/04/2021 01:42:08 PM FILED/CERT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ruth M. Deason, a widow, whose name is signed to the foregoing conveyance, and who is known to me, acknowledge before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 19th day of July, 2021.

Kimbrell Elizabeth Hayes
NOTARY PUBLIC
My commission expires: 11/16/2024



Real Estate Sales Validation Form

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

Grantor's Name Ruth M. Deason
Mailing Address 255 Comanche Street
Montevallo, Al. 35115

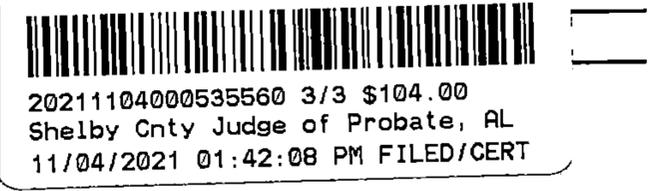
Grantee's Name Ruth M. Deason
Mailing Address Crystalline Deason
255 Comanche Street
Montevallo, Al. 35115

Property Address 255 Comanche Street
Montevallo, Al. 35115

Date of Sale 7-19-2021
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 151,200 1/2 Interest \$ 75,600



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 tax assessor records

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 7-19-2021

Print Ruth M. Deason

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one