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11/12/2021 09:48:10 AM
QCDEED 1/3

INSTRUMENT PREPARED BY
Brandon Prince
BHM Law Group, LLC
1330 21st Way South, Suite 100
Birmingham, AL 35205

Property Address:
1036 Kerry Drive
Calera, AL 35040

Grantee's Address:
1036 Kerry Drive
Calera, AL 35040

STATE OF Alabama
COUNTY OF Shelby

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Christine D. Carter, a married woman (the subject property is not the Grantor's homestead) (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Jerry L. Carter, an unmarried man (hereinafter referred to as "Grantee(s)"), hereby remises, releases, quitclaims, grants, sells, and conveys unto Grantee(s), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Subject property conveyed herein does not constitute the homestead of the Grantor or her respective spouse.
TO HAVE AND TO HOLD, to the said Grantee(s), forever.

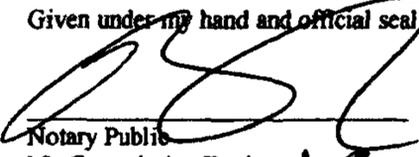
IN WITNESS WHEREOF, we have hereunto set my hand and seal this 9 of November, 2021.


Christine D. Carter

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

Given under my hand and official seal this 9th day of November, 2021.


Notary Public
My Commission Expires: 1-30-2023
Print Name: Brandon Prince

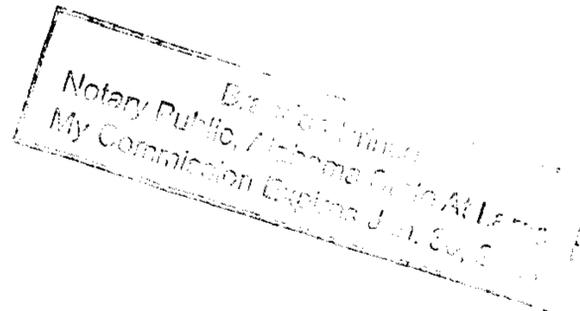


EXHIBIT "A"

Property Address: **1036 Kerry Drive**
 Calera, AL 35040

LOT 10, ACCORDING TO THE AMENDED MAP OF KINSALE GARDEN HOMES 1ST SECTOR, AS RECORDED IN
MAP BOOK 35, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Christine D. Carter
Mailing Address 1036 Kerry Drive
Calera, AL 35040

Grantee's Name Jerry L. Carter
Mailing Address 1036 Kerry Drive
Calera, AL 35040

Property Address 1036 Kerry Drive
Calera, AL 35040

Date of Sale November 9, 2021
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 168,700.00 (1/2 value = \$84,350.00)

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

Assessor's Value under Parcel #
28-5-16-2-010-010.000

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 11/10/2021

Print Hyland Wehunt

Unattested

Sign

[Handwritten Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2021 09:48:10 AM
\$112.50 CHARITY
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Allen S. Beyl