20211116000550860
11/16/2021 11:28:32 AM
QCDEED 1/4

AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
532 Baltimore Blvd, Suite 103
Westminster, MD 21157
File No. MNA1116489

MAIL TAX STATEMENTS TO:
Carl T. Edwards
565 Highway 4
Calera, AL 35040

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

Parcel ID No.: 35 1 11 0 002 019.000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 22 day of September, 2021, by and between **Carl T. Edwards, an unmarried man, formerly a married man, who acquired title without marital status**, a mailing address of 565 Highway 4, Calera, AL 35040, hereinafter referred to as Grantor(s) and **Carl T. Edwards, an unmarried man**, a mailing address of 565 Highway 4, Calera, AL 35040, 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:

That portion of Block 64, of the Map of South Calera, Ala., as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, which is located on the North side of that road presently known as Shelby County Highway #4! Exhibit A

Also known as: 565 Highway 4, Calera, AL 35040

Prior instrument reference: Instrument Number: 20161117000422920, Recorded: 11/17/2016

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 22 day of September, 2021.

Carl T. Edwards

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Carl T. Edwards, 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 22 day of September, 2021.

Notary Public
Print Name: S. Johnson
My commission expires: May 26, 2024

SANTRICE YEVONE JOHNSON
My Commission Expires
May 26, 2024

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

Exhibit "A"

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

That portion of Block 64, of the Map of South Calera, Ala., as recorded in Map Book 3, Page 40, in the Office of the Judge of Probate of Shelby County, Alabama, which is located on the North side of that road presently known as Shelby County Highway #4.

Commonly Known As: 565 Highway 4, Calera, AL 35040
Parcel: 35 1 11 0 002 019.000

Real Estate Sales Validation Form

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

Grantor's Name	Carl T. Edwards	Grantee's Name	Carl T. Edwards
Mailing Address	565 Highway 4	Mailing Address	565 Highway 4
	Calera, AL 35040		Calera, AL 35040
Property Address	565 Highway 4	Date of Sale	
	Calera, AL 35040	Total Purchase Price	$ 1.00
		or	
		Actual Value	$
		or	
		Assessor's Market Value	$ 182,750.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2021 11:28:32 AM
$32.00 JOANN
20211116000550860

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
__X__ Appraisal
____ Other Quit claim deed State his mantal status.

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 9/22/2021 Print Carl T Edwards

____ Unattested _____ Sign _____

(verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1