



20211130000569640 1/3 \$170.50
 Shelby Cnty Judge of Probate, AL
 11/30/2021 09:12:12 AM FILED/CERT

This instrument was prepared by:
 Anthony B. Johnson
 JOHNSON LAW FIRM, LLC
 Attorney at Law
 60 Court Square W.
 P. O. Box 188
 Centreville, AL 35042
 Source of Title: Shelby County, Alabama
 Map Book 35, Page 150
 Instrument No.: 20100304000062960
 (WITHOUT THE BENEFIT OF A TITLE SEARCH)

SEND TAX NOTICE TO:
 Craig T. Moore
 3025 Chelsea Ridge Trail
 Columbiana, AL 35051

STATE OF ALABAMA *
 *
 COUNTY OF SHELBY * **QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

TEN DOLLARS AND NO/100 (\$10.00)
 AND IN ACCORDANCE WITH THE PARTIES' DECREE OF DIVORCE,
 CIRCUIT COURT OF SHELBY COUNTY, 58-DR 2021-_____

to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I, **Stephanie L. Moore**, a single woman, do hereby remise, release, and forever quitclaim unto the said **Craig T. Moore**, a single man, all of my right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Chelsea Ridge Estates 1st Sector, as recorded in Map Book 35, Page 150 in the Probate Office of Shelby County, Alabama.

Property Address: 3025 Chelsea Ridge Trail, Columbiana, AL 35051


Subject to:

1. Ad valorem taxes which may be due now or subsequent hereto;
2. Any applicable zoning ordinances;
3. Easements, restrictions, reservations, right of way and set back lines of record;
4. Mineral and mining rights not owned by Grantor.
5. Any recorded Mortgage of Record

The above described is the homestead of the Grantor.

TO HAVE AND TO HOLD, the above granted premises unto the said **Craig T. Moore**, his heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1 day of OCT, 2021.

 (LS)
 Stephanie L. Moore



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STATE OF ALABAMA

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*

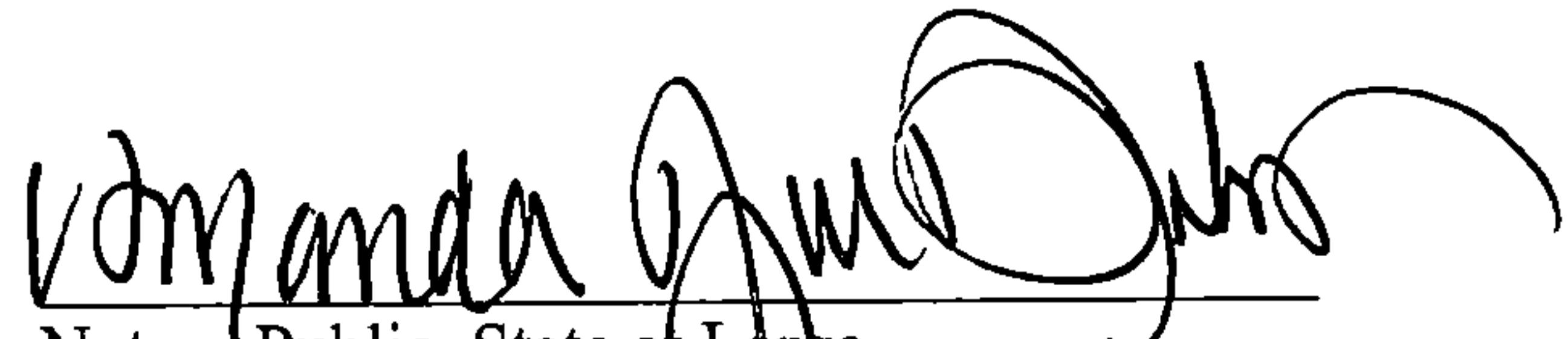
GENERAL ACKNOWLEDGMENT

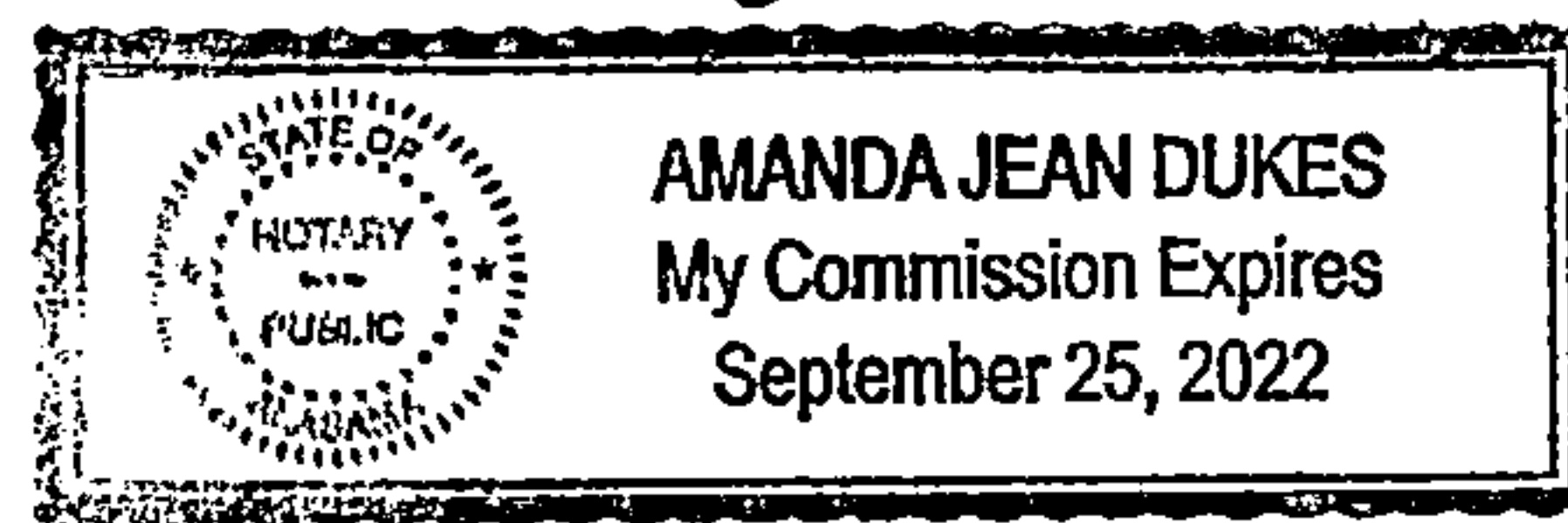
COUNTY OF SHSLOBY

I, AMANDA JEAN DUKES, a Notary Public in and for said County, in said State, hereby certify that Stephanie L. Moore whose name is signed to the foregoing conveyance, and who is known to me or produced a driver's license and/or other picture identification, acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of OCT, 2021.

(SEAL)


Notary Public, State at Large
My Commission Expires 9/25/22



Real Estate Sales Validation Form

Barcode and filing information: 20211130000569640 3/3 \$170.50 Shelby Cnty Judge of Probate, AL 11/30/2021 09:12:12 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Sec

Grantor's Name Stephanie L. Moore
Mailing Address 3006 Chelsea Park Rdg
Chelsea, AL 35043

Grantee's Name Craig T. Moore
Mailing Address 3025 Chelsea Ridge Trl
Columbiana, AL 35051

Property Address 3025 Chelsea Ridge Trail
Columbiana, AL 35051

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 284,310 (1/2 value \$142,155)

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
[X] Other Tax value

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 11/30/2021

Print Craig T. Moore

Unattested

Sign [Signature] (Grantor/Grantee/Owner/Agent) circle one

(verified by)