

When Recorded Mail to:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

2021121000587230
12/10/2021 12:23:36 PM
QCDEED 1/3

2021-03-163

Prepared By:
THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:
GARY ALLEN BRANDON AND VICKIE L. COLEMAN
6066 VALE MEADE CIRCLE
HELENA, AL 35080

Quit Claim DEED

For good consideration, I (we) **GARY ALLEN BRANDON, MARRIED** whose mailing address is 6066 VALE MEADE CIRCLE, HELENA, AL 35080, hereby bargain, deed and convey to **GARY ALLEN BRANDON AND VICKIE L. COLEMAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, MARRIED** whose mailing address is 6066 VALE MEADE CIRCLE, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 66, ACCORDING TO THE SURVEY OF WOODVALE, AS RECORDED IN MAP BOOK 12 PAGES 21 AND 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

BEING THE SAME PROPERTY CONVEYED TO HILARY A. BRANDON AND IRENE H. BRANDON, AS JOINT TENANTS FROM R N BUILDERS JOINT VENTURE BY WARRANTY DEED DATED JULY 26, 1989 AND RECORDED JULY 31, 1989 AMONG THE LAND RECORDS OF SHELBY COUNTY, STATE OF ALABAMA IN BOOK 248, PAGE 756. IRENE H. BRANDON HAVING DEPARTED THIS LIFE ON OR ABOUT JUNE 18, 2006. HILARY A. BRANDON HAVING DEPARTED THIS LIFE ON OR ABOUT DECEMBER 9, 2006, DEVISING THE PROPERTY UNTO GARY ALLEN BRANDON BY PROBATE CASE NO. PR-2007-000023.

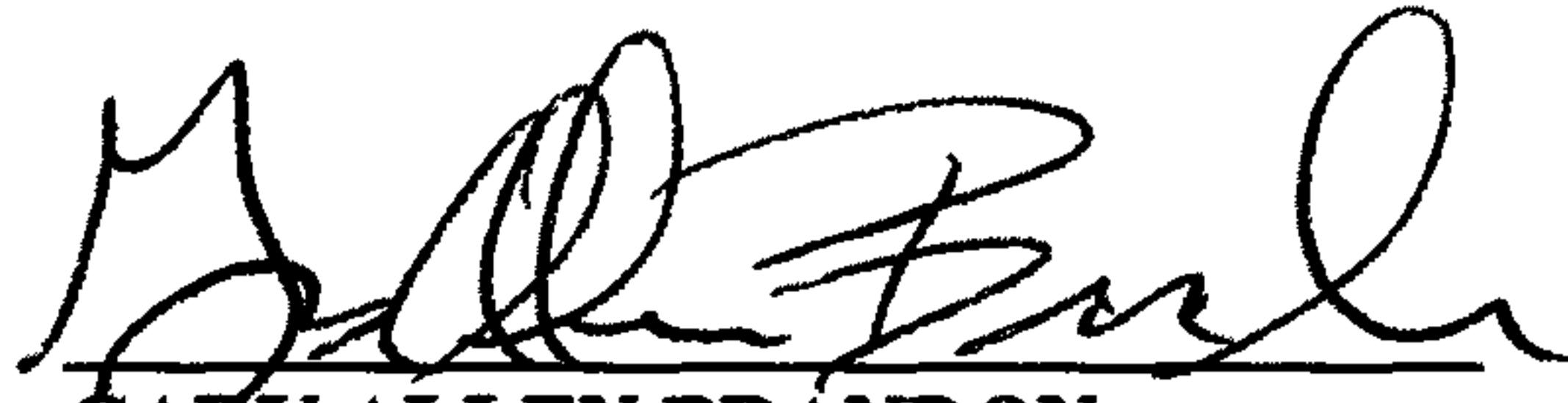
APN: 138271002066000

Property Address: 6066 VALE MEADE CIRCLE, HELENA, AL 35080

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

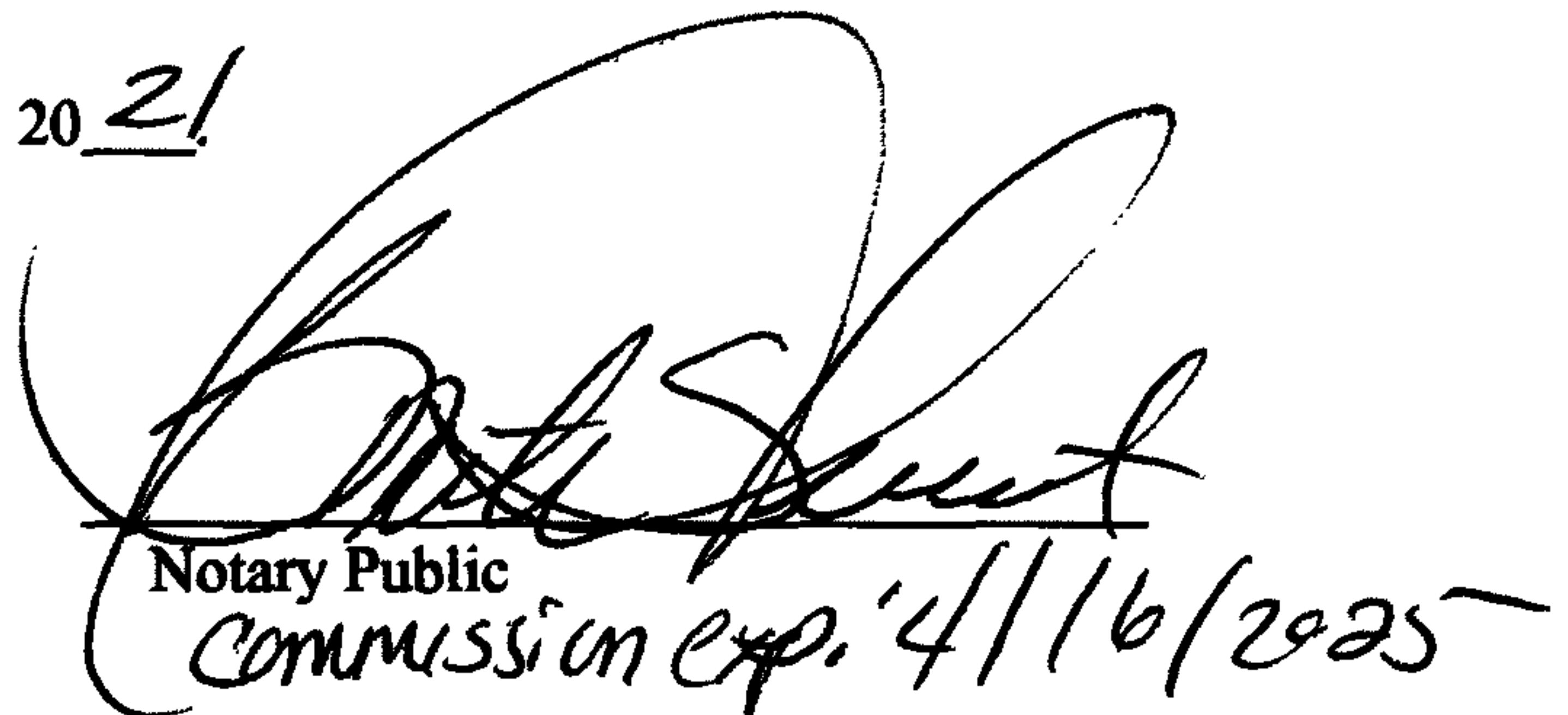
WITNESS the hands and seal of said Grantor(s) this 21st day of May, 2021


GARY ALLEN BRANDON

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Bonita Stewart, a Notary Public, hereby certify that GARY ALLEN BRANDON whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this 22nd day of May, 2021


Bonita Stewart
Notary Public
Commission exp. 4/16/2025

Real Estate Sales Validation Form

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

Grantor's Name GARY ALLEN BRANDON
Mailing Address 6066 VALE MEADE CIRCLE
HELENA, AL 35080

Grantee's Name GARY ALLEN BRANDON AND VICKIE L COLEMAN
Mailing Address 6066 VALE MEADE CIRCLE
HELENA, AL 35080

Property Address 6066 VALE MEADE CIRCLE
HELENA, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
 or
Actual Value \$ _____
 or
Assessor's Market Value \$ 184,300 -FULL
92,150.00 HALF

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/10/2021 12:23:36 PM
 \$120.50 JOANN
 20211210000587230

Allen S. Bayl

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

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 9/3/2021

Print KRISTEN CARLISLE

Unattested

Sign Kristen L. Carlisle
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)