



20211220000600460 1/5 \$401.00
Shelby Cnty Judge of Probate, AL
12/20/2021 03:06:59 PM FILED/CERT

This document prepared by:
Carney Dye, LLC
P.O. Box 43647
Birmingham, Alabama 35243
(205) 802-0696

Send Tax Notice To:
Randall L. Dillard and Irene C. Dillard
112 Sheffield Lane
Birmingham, Alabama 35242

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Randall L. Dillard and Irene C. Dillard**, husband and wife, hereinafter referred to as "Grantors," do hereby grant, convey and warrant unto **Randall L. Dillard**, a married man, **Irene C. Dillard**, a married woman, and **Amber Hammond**, an unmarried woman, hereinafter referred to as the "Grantees," for and during their joint lives and upon the death of any of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, any interest the Grantors have in the following land and property, together with all improvements located thereon, lying in the County of Shelby County, State of Alabama, to-wit:

Lot 1517, according to the Survey of Highland Lakes, 15th Sector, an Eddleman Community, as recorded in Map Book 23, Page 133, in the Probate Office of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area, all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and amended in Instrument #1996-17543, in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 15th Sector, recorded in Instrument #1998-12384, in the Probate Office of Shelby County, Alabama (which together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").



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Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back line, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 23, Page 133.

This property described above has a mailing address of **112 Sheffield Lane, Alabama 35242**.

TO HAVE AND TO HOLD same unto the Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

PLEASE NOTE: The document was prepared without benefit of title search and from information supplied by the Grantor; therefore, the preparer of said document shall not be liable for any deficiencies of title.

IN WITNESS WHEREOF, this instrument was executed, signed and delivered by the undersigned on this the 15th day of December, 2021.

[SIGNATURE PAGES TO FOLLOW]



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Randall L. Dillard (SEAL)
Randall L. Dillard, Grantor

STATE OF ALABAMA)
)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **RANDALL L. DILLARD**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of December, 2021.

Erica K. Bouglin
Signature of Person Taking Acknowledgment

My commission expires: 07/25/2024



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Irene C. Dillard (SEAL)
Irene C. Dillard, Grantor

STATE OF ALABAMA)
)
COUNTY OF)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **IRENE C. DILLARD**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of December, 2021.

Ginny Bouphu
Signature of Person Taking Acknowledgment

My commission expires: 07/25/2024

Grantors' Address:
Randall L. Dillard and Irene C. Dillard
112 Sheffield Lane
Birmingham, Alabama 35242

Grantees' Address:
Randall L. Dillard, Irene C. Dillard, and
Amber Hammond
112 Sheffield Lane
Birmingham, Alabama 35242

Real Estate Sales Validation Form

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

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Grantor's Name Randall L. Dillard and Irene C. Dillard
Mailing Address 112 Sheffield Lane
 Birmingham, AL 35242

Grantee's Name Randall L. Dillard, Irene C. Dillard, and
Mailing Address Amber Hammond
112 Sheffield Lane
Birmingham, AL 35242

Property Address 112 Sheffield Lane
Birmingham, AL 35242

Date of Sale 12/15/2021
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$365,600

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 assessor's market 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 12/15/2021

Print Shannon H Dye

Unattested _____ (verified by)

Sign William H. Due (Grantor/Grantee/Owner/Agent) circle one