

20211222000604880
12/22/2021 12:51:02 PM
CORDEED 1/3

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Francisco & Maria Rivera
54 Melissa Dr
Alabaster, AL 35007

QUIT CLAIM DEED
With Right of Survivorship
To Correct the Chain of Title

M212306
STATE OF ALABAMA

}

COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **Morgan Thornton and Taylor Thornton, husband and wife**, (herein referred to as grantors), do hereby remise, release, quitclaim, grant, sell and convey unto, **Francisco Rivera and Maria Rivera** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

Lot 6, according to the Survey of Meadowview, Fourth Sector, as recorded in Map Book 27, Page 57, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

THE PURPOSE OF THIS QUIT CLAIM DEED IS TO CORRECT THE CHAIN OF TITLE TO THE ABOVE LOT. IT WAS CONVEYED IN ERROR IN INSTRUMENT 20211207000582600 IN SHELBY COUNTY, ALABAMA. TITLE SHOULD HAVE REMAINED IN FRANCISCO RIVERA AND MARIA RIVERA, AND MORGAN THORNTON AND TAYLOR THORNTON DISCLAIM ANY INTEREST IN LOT 6 CONVEYED TO THEM IN THE ABOVE REFERENCED DEED.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

M212306

IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this

8th day of December, 2021.



Morgan Thornton

STATE OF Alabama
COUNTY OF Jefferson

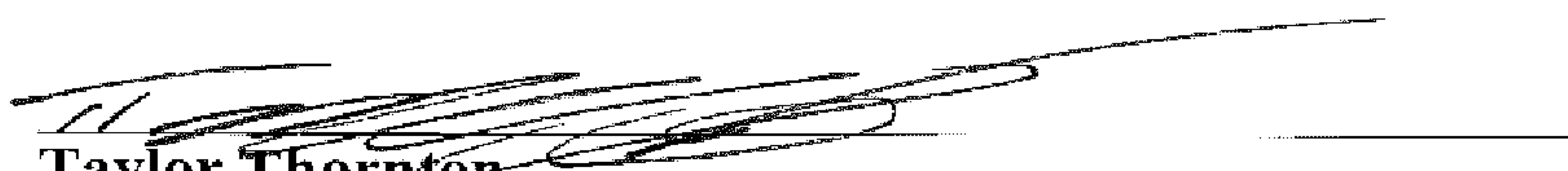
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Morgan Thornton** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same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

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

Notary Seal


Notary Public
My commission expires: 6/12/2023

Kyndal Chase Goalen
Notary Public, Alabama State At Large
My Commission Expires June 12, 2023

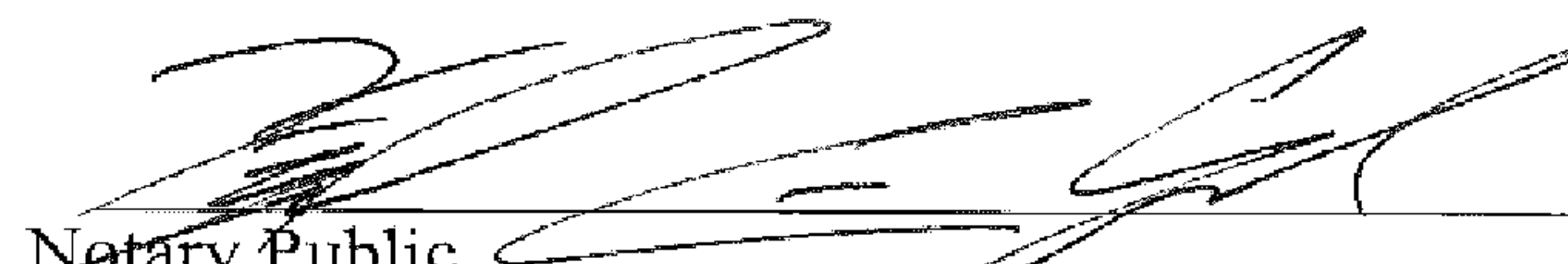

Taylor Thornton

STATE OF Alabama
COUNTY OF Jefferson

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

Given under my hand and official seal this the 8th day of December, 2021.

Notary Seal


Notary Public
My commission expires: 6/12/2023

Kyndal Chase Goalen
Notary Public, Alabama State At Large
My Commission Expires June 12, 2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Grantee's Name	Francisco Rivera + Maria Rivera
Mailing Address	Mailing Address	54 Melissa Drive
1730 Butter Rd		Alabaster AL 35007
Alabaster AL 35007		
Property Address	Date of Sale	
&*V889&	Total Purchase Price	\$
	or	
	Actual Value	\$
	or	
	Assessor's Market Value	\$

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 ☒ Just a corrective Deed

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 12/8/21

Print Jeff Lewis

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2021 12:51:02 PM
\$29.00 JOANN
20211222000604880

Allen S. Bayl