

After Recording Return &)
Mail Tax Statements To:)
Richard C. Green and Rhonda M. Green)
320 Kings Crest Lane,)
Pelham, AL 35124)

This Document Prepared By:)
Angelina Whittington, Esquire)
840 West Sam Houston Pkwy, Ste 300)
Houston, TX 77024)
)

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01/06/2022 03:22:41 PM
QCDEED 1/4

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STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 14-5-21-0-000-002.010
File #: FST-IT210340005

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, RICHARD C. GREEN and RHONDA M. GREEN also known as KAY M. GREEN with rights of survivorship, whose address is 320 Kings Crest Lane, Pelham, AL 35124, (hereinafter called Grantors), for and in consideration of the sum of ZERO and 00/100 DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to RICHARD C. GREEN and RHONDA M. GREEN, husband and wife, with rights of survivorship, whose address is 320 Kings Crest Lane, Pelham, AL 35124, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID. 14-5-21-0-000-002.010
Property Address: 320 Kings Crest Lane, Pelham, AL 35124

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 16 day of April, 2021.

WITNESSES:

John Caldwell

Witness

John Caldwell

Print Name

Witness

Witness

Richard C Green

RICHARD C. GREEN

Rhonda M. Green FKA

RHONDA M. GREEN also known as

KAY M. GREEN

Kay M. Green

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD C. GREEN and RHONDA M. GREEN also known as KAY M. GREEN, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.



Given under my hand and official seal this the 16 day of April, 2021.

John Caldwell

NOTARY PUBLIC John Caldwell

Print Name My Commission Expires

My Commission Expires 12/26/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Angelina Whittington, Esquire
840 West Sam Houston Pkwy, Ste. 300
Houston, TX 77024

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 40, ACCORDING TO THE SURVEY OF WEATHERLY KING'S CREST SECTOR 3, PHASE 1,
AS RECORDED IN MAP BOOK 16, PAGE 140, IN THE OFFICE OF THE JUDGE OF PROBATE OF
SHELBY COUNTY, ALABAMA.

Parcel ID: 14-5-21-0-000-002.010

Commonly known as 320 Kings Crest Lane, Pelham, AL 35124

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

Grantor's Name Richard C. Green and Kay M. Green
Mailing Address 320 Kings Crest Lane
 Pelham, AL 35124

Grantee's Name Richard C. Green and Rhonda M. Green
Mailing Address 320 Kings Crest Lane
 Pelham, AL 35124

Property Address 320 Kings Crest Lane
 Pelham, AL 35124

Date of Sale 04/16/2021**Total Purchase Price** \$ 0.00

or

Actual Value \$

or

Assessor's Market Value \$ 540,450 /270,225

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/06/2022 03:22:41 PM
 \$302.50 CHERRY
 20220106000007960

The purchase price or actual value *Ashley Marchand* 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 12/11/2021

Print Ashley Marchand

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one