

20220127000039140
01/27/2022 03:18:13 PM
QCDEED 1/4

After Recording Return &)
Mail Tax Statements To:)
Dedrick McIntyre and Valerie McIntyre)
148 Lauchlin Ln)
Pelham, AL 35124)
)
)
)
)
)
)
)
)
)

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STATE OF ALABAMA
SHELBY COUNTY

Source of Title:
Instrument# 20151202000412430

Property Tax ID#: 14 9 32 1 002 013.000
File #: C-AL778103

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, DEDRICK MCINTYRE a married man herein joined by his spouse VALERIE MCINTYRE, whose address is 148 Lauchlin Ln, 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 DEDRICK MCINTYRE and VALERIE MCINTYRE, husband and wife as joint tenants with rights Survivorship, whose address is 148 Lauchlin Ln, 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 9 32 1 002 013.000
Property Address: 148 Lauchlin Ln, Pelham, AL 35124

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 21 day of July, 2021.

WITNESSES:

[Signature]

Witness

[Signature]

Print Name

[Signature]

Witness

Witness

STATE OF Alabama }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DEDRICK MCINTYRE and VALERIE MCINTYRE, 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 21 day of July, 2021.

[Signature]

NOTARY PUBLIC

Print Name [Signature]

My Commission Expires: May 26, 2024
ROBYE JOHNSON
NOTARY PUBLIC
ALABAMA
My Commission Expires
May 26, 2024

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

Lot 1113, according to the Final Plat of Lauchlin at Ballantrae, Phase I, as recorded in Map Book 35, Page 10, in the Probate Office of Shelby County, Alabama. Being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/27/2022 03:18:13 PM
\$189.00 JOANN
20220127000039140

Allie S. Bayl

C-ALT 78103

Real Estate Sales Validation Form

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

Grantor's Name Dedrick McIntyre
Mailing Address Valerie McIntyre
148 Lauchlin Ln
Pelham, AL 35124

Grantee's Name Dedrick McIntyre
Mailing Address Dedrick McIntyre
148 Lauchlin Ln
Pelham, AL 35124

Property Address 148 Lauchlin Ln
Pelham, AL 35124

Date of Sale 07/21/2021
Total Purchase Price \$0.00
or
Actual Value \$
or
Assessor's Market Value \$157600

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 Quit Claim 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 1/27/22

Print Randi Meyer

Unattested _____
(verified by)

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