

20220209000058290
02/09/2022 12:32:00 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10361813

MAIL TAX STATEMENTS TO:
Margaret T. Carstensen
Matthew Staggs
2042 Village Lane
Calera, AL 35040

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-6343405

Parcel ID No.: 22-7-35-2-007-025.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 14 day of January 2022, by and between **Phillip R. Carstensen, an unmarried man and Margaret T. Carstensen, a married woman joined in execution by her spouse Matthew Staggs, as joint tenants with the right of survivorship**, a mailing address of 2042 Village Lane, Calera, AL 35040, hereinafter referred to as Grantor(s) and **Margaret T. Carstensen and Matthew Staggs, wife and husband, as joint tenants with the right of survivorship**, a mailing address of 2042 Village Lane, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

Lot 260, according to the Survey of Waterford Village - Sector 3, as recorded in Map Book 31, Page 135, in the Probate Office of Shelby County, Alabama.

Also known as: 2042 Village Lane, Calera, AL 35040

Prior instrument reference: Instrument Number: 20040206000064140, Recorded: 02/06/2004

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 14 day of January, 2022.

Phillip R. Carstensen

STATE OF

COUNTY OF

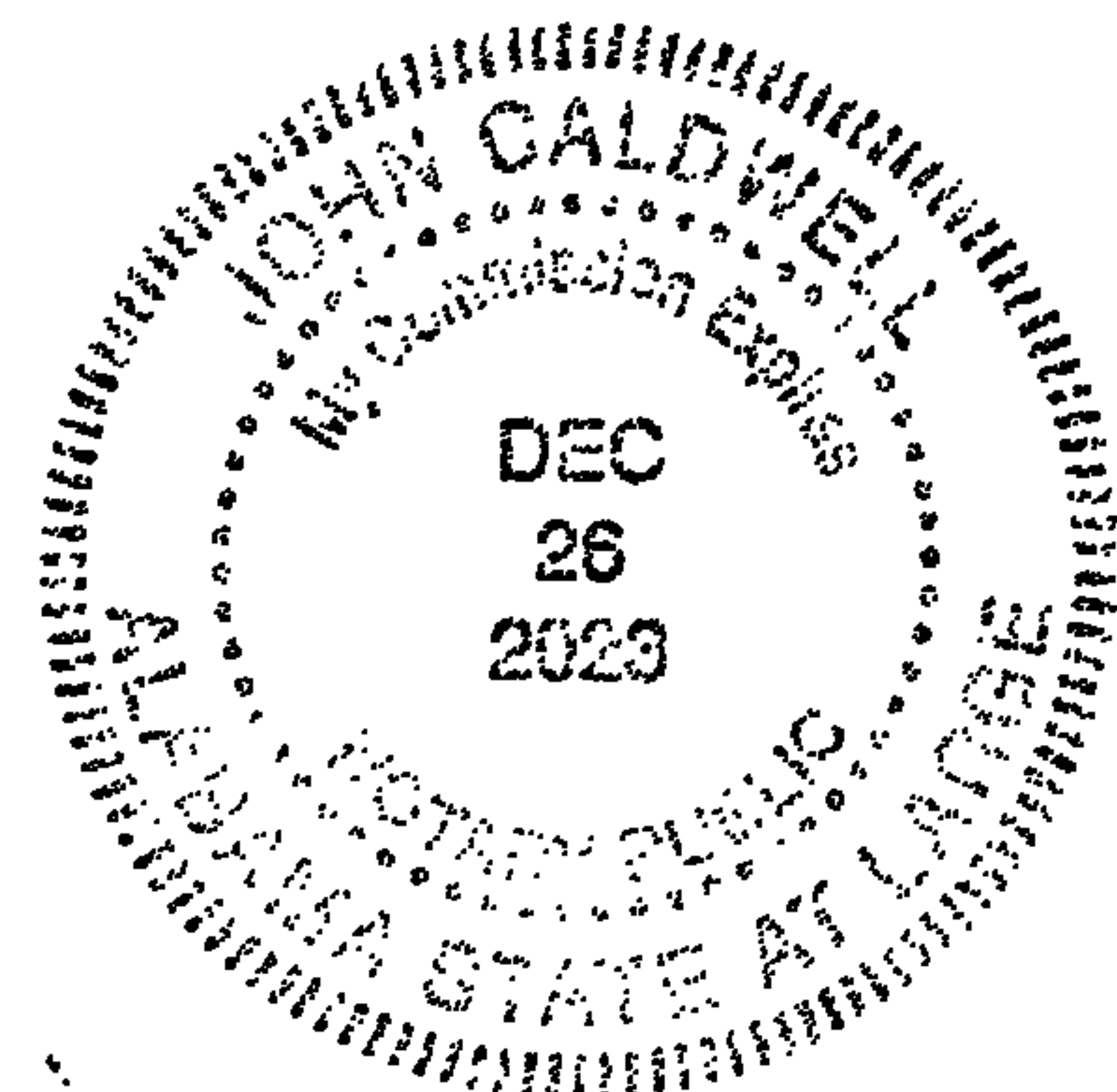
Alabama
Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Phillip R. Carstensen, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14 day of January 2022

John Caldwell
Notary Public
Print Name: John Caldwell
My commission expires: John Caldwell

My Commission Expires
12/26/2023



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 14 day of January, 2022

Margaret T. Carstensen
Margaret T. Carstensen

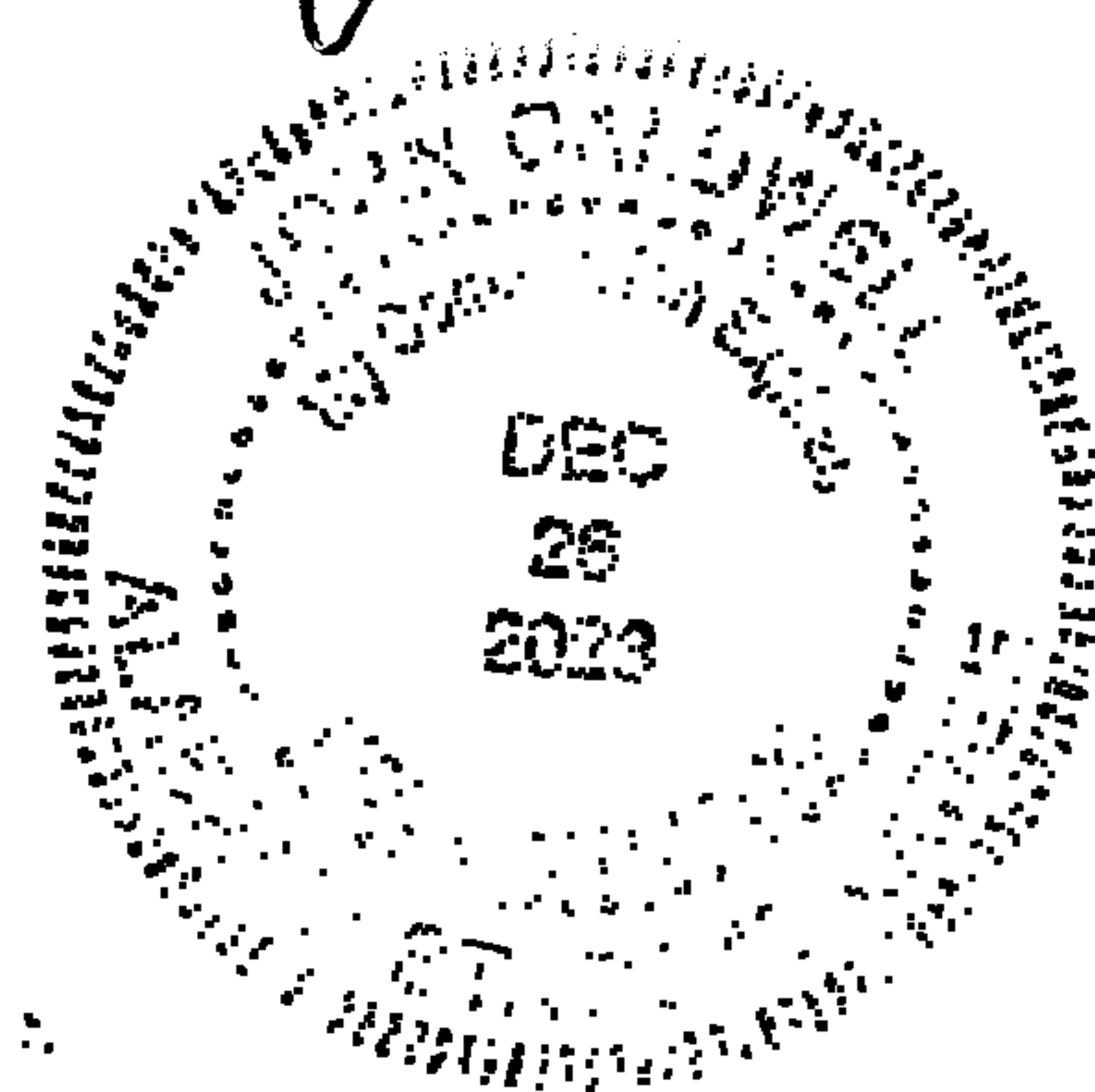
Matthew Staggs
Matthew Staggs

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Margaret T. Carstensen and Matthew Staggs, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 14 day of January 2022

John Caldwell
Notary Public
Print Name: John Caldwell
My commission expires: John Caldwell
My Commission Expires
12/26/2023



No title exam performed by the preparer. Legal description and party's names provided by the party.

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

Grantor's Name PHILLIP R. CARSTENSEN
 Mailing Address 2042 VILLAGE LANE
CALERA
AL 35040

Grantee's Name Margaret & Matthew Staggs
 Mailing Address 2042 VILLAGE LANE
CALERA
AL 35040

Property Address 2042 VILLAGE LANE
CALERA
AL 35040

Date of Sale 01/14/2022
 Total Purchase Price \$1.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$125,000.00 (1/3 = \$41,666.66)

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 2/9/2022

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/09/2022 12:32:00 PM
 \$74.00 CHERRY
 20220209000058290

Print DAVID GREENHALGHUnattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one