

20220214000063090
02/14/2022 10:00:47 AM
QCDEED 1/4

AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10327126

MAIL TAX STATEMENTS TO:
Cody Thomaston
Ashleigh McClure
810 King Street
Helena, AL 35080

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 13-5-21-1-001-029.002

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 25th day of October, 2021, by and between **Cody Thomaston and Ashleigh McClure**, a mailing address of 810 King Street, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Cody Thomaston and Ashleigh McClure, husband and wife, as joint tenants with rights of survivorship**, a mailing address of 810 King Street, Helena, AL 35080, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 810 King Street, Helena, AL 35080

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

Prior instrument reference: Instrument Number: 20200303000084260, Recorded: 03/03/2020

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 25th day of October, 2021.

Cody Thomaston
Cody Thomaston

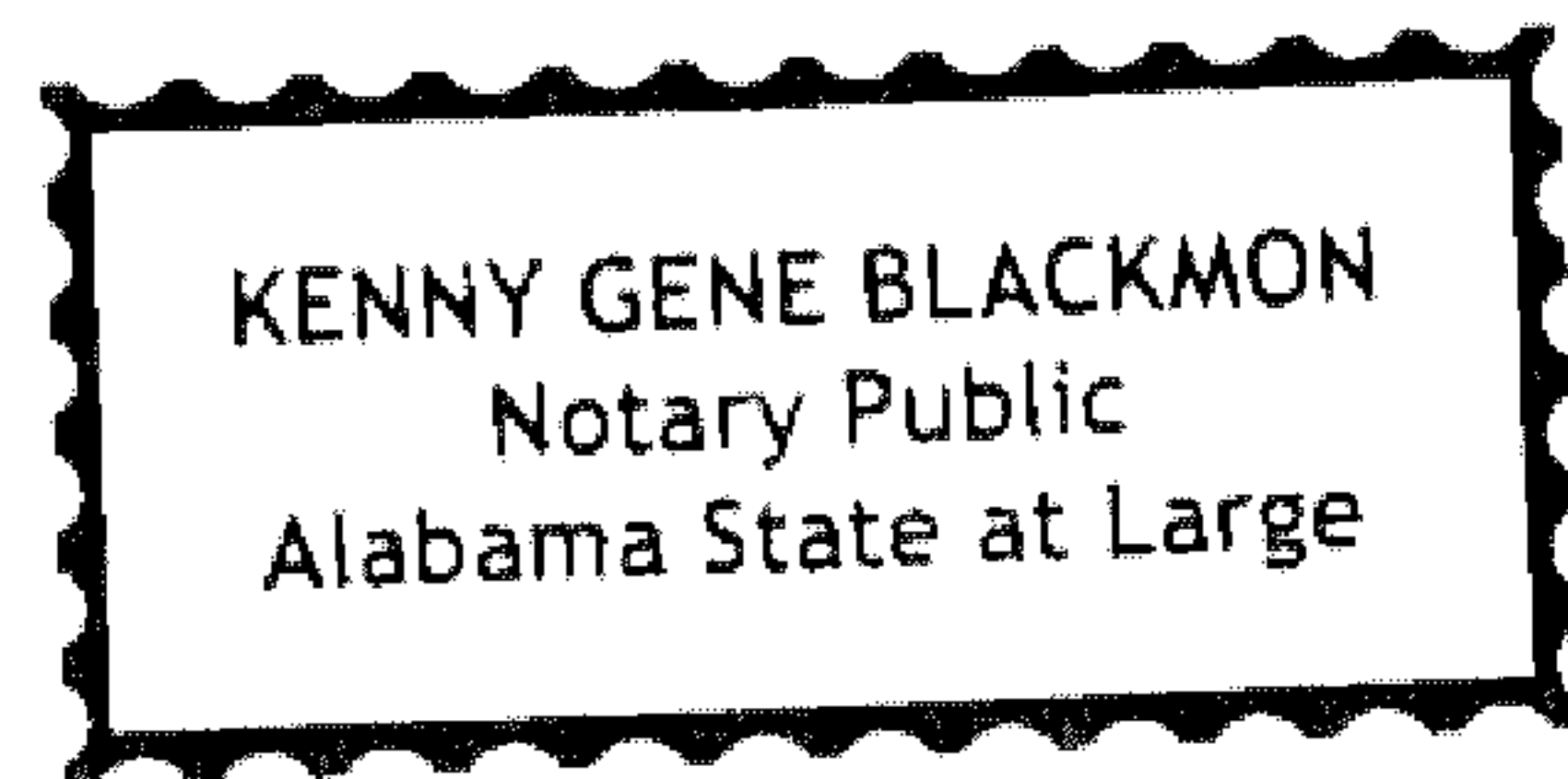
Ashleigh McClure
Ashleigh McClure

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Cody Thomaston and Ashleigh McClure, 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 25th day of October, 2021.

Kenny Gene Blackmon
Notary Public
Print Name: Kenny Gene Blackmon
My commission expires: 7/23/2024



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

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate property situated in Shelby County, Alabama:

Lot 17A, a Resurvey of Lots 14, 15, 16, 17 and 18, Block 2 of Mullin's Addition to Helena, Map Book 51, Page 91 in the Probate Records of Shelby County, Alabama.

BEING the same which Millard Neal Roe and Ginger Johnston Roe, husband and wife by Deed dated February 27, 2020 and recorded March 3, 2020 in the County of Shelby, State of Alabama in 20200303000084260 conveyed unto Cody Thomaston and Ashleigh McClure .

Parcel ID Number: 13-5-21-1-001-029.002

Property commonly known as: 810 King Street, Helena, AL 35080

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

Grantor's Name Cody Thomaston and Ashleigh McClure
 Mailing Address 810 King Street
Helena, AL 35080

Grantee's Name Cody Thomaston and Ashleigh McClure
 Mailing Address 810 King Street
Helena, AL 35080

Property Address 810 King Street
Helena, AL 35080

Date of Sale 10/25/2021
 Total Purchase Price _____

or
 Actual Value \$ _____

*****Purpose of deed is to Clear title**

or
 Assessor's Market Value \$ 159,790.00

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/14/2022 10:00:47 AM
 \$32.00 JOANN
 20220214000063090

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. *Alvin S. Byrd*

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 10/25/2021

☒ Unattested

[Signature]
 (verified by)
Henry Gene Blackburn

Print Cody Thomaston and Ashleigh McClure

Sign *[Signature]* and *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one