

20220215000065120
02/15/2022 08:39:53 AM
QCDEED 1/4

**After Recording Return &
Mail Tax Statements To:**
Markesha Farrington
3032 Hidden Forest Cove
Montevallo, AL 35115

Source of Title
Instrument number
20120726000270550

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-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 23 7 35 0 006 038.000
File #: C-AL820804

QUITCLAIM DEED

To add husband and change name

KNOW ALL MEN BY THESE PRESENTS, We, Markesha Farrington FKA Markesha Kennedy, a married person, herein joined by their spouse, Alvin Ross Farrington, whose address is 3032 Hidden Forest Cove, Montevallo, AL 35115, (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 Markesha Brown Farrington and Alvin Ross Farrington, a married couple, whose address is 3032 Hidden Forest Cove, Montevallo, AL 35115, (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: 23 7 35 0 006 038.000
Property Address: 3032 Hidden Forest Cove, Montevallo, AL 35115

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

Given under our hands this 23 day of December, 2021.

WITNESSES:

Witness

Markesha Farrington FKA Markesha Kennedy
Markesha Farrington FKA Markesha Kennedy

Print Name

Alvin Ross Farrington,
Alvin Ross Farrington,

Witness

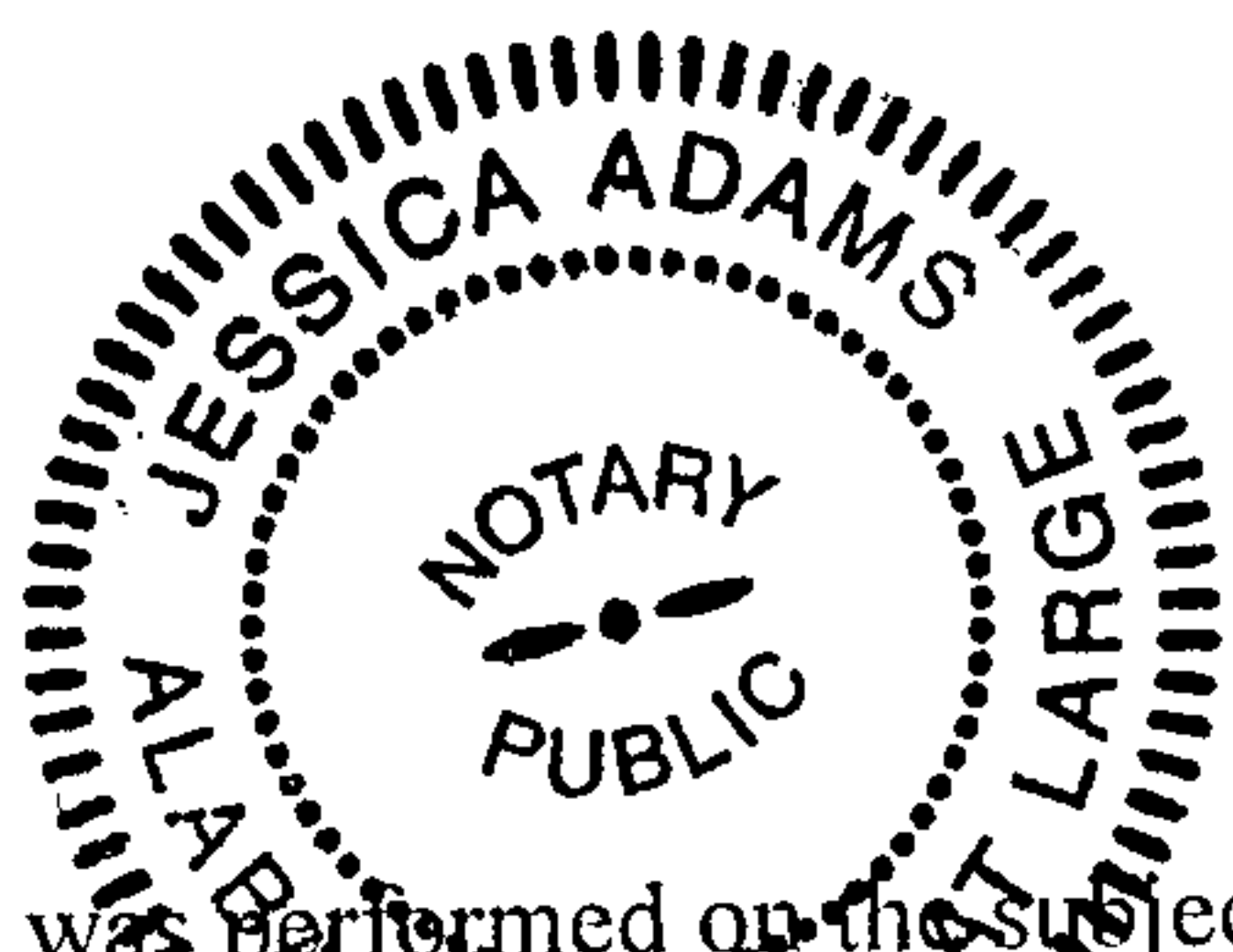
Witness

STATE OF AL

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Markesha Farrington FKA Markesha Kennedy and Alvin Ross Farrington, 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 23 day of 12, 2021.



Jessica Adams
NOTARY PUBLIC
Print Name Jessica Adams
My Commission Expires: 11/29/25

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 following described parcel of land, and improvements and appurtenances thereto in the County of Shelby, State of Alabama to-wit:

Lot 38, according to the plat of Hidden Forest, as recorded in Map Book 35, Page 117, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/15/2022 08:39:53 AM
 \$165.50 JOANN
 20220215000065120

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Markesha Kennedy
 Mailing Address 3032 Hidden Forest Cove
Montevallo, AL 35115

Grantee's Name Markesha Farrington,
 Mailing Address 3032 Hidden Forest Cove
Montevallo, AL 35115

Property Address 3032 Hidden Forest Cove
Montevallo, AL 35115

Date of Sale 12/23/2021
 Total Purchase Price \$ 0.00

or
 Actual Value \$ _____

or
 Assessor's Market Value: \$266,500.00
 half of market value: \$133,250.00

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 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 12/23/21 Print Markesha Brown Farrington

Unattested Jessica Adams Sign [Signature]
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1