

**This Document Prepared by:**

Matthew S. Gregory  
117 Kentwood Drive  
Alabaster, AL 35007

20220228000083710  
02/28/2022 11:51:59 AM  
QCDEED 1/4

**After Recording, Return to:**

Mortgage Information Services, Inc.  
Attn: Recording Department  
4877 Galaxy Pkwy., Ste. I  
Cleveland, Ohio 44128

**QUITCLAIM DEED**

MIS FILE NO: 1931761

STATE OF ALABAMA )

)

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS that Matthew S. Gregory, spouse of grantee, whose address is 117 Kentwood Drive, Alabaster, AL 35007, hereinafter "Grantor", for and in consideration Forty Two Thousand Five Thousand Dollars (\$42,500.00) and other valuable and adequate consideration, in hand paid to Grantor, does hereby release, remise, quitclaim, and convey unto Michelle L. Gregory, a married woman, whose address is 117 Kentwood Drive, Alabaster, AL 35007, hereinafter "Grantee", the following described property situated in the State of Alabama, County of Shelby and described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

**This Deed arises from the full satisfaction of that Property Disposition Agreement (hereinafter "Agreement") signed January 26, 2022 between Michelle L. Gregory, Purchasing Partner and Matthew S. Gregory, Selling Partner. Therefore, the execution and delivery of this Deed terminates all right, title, claim and interest the Grantor currently has in the above described real property as a result of the Agreement, prior conveyances or otherwise.**

Being the same property conveyed unto Grantor herein by deed from The United States Department of Housing and Urban Development aka Secretary of Housing and Urban Development, dated September 27, 2001, and recorded October 3, 2001 as Instrument No. 2001-42807, Official Records of Shelby County Alabama.

Commonly Known As: 117 Kentwood Dr., Alabaster, AL 35007  
Assessor's Parcel No. 23 2 10 3 002 086.000

TO HAVE AND TO HOLD the same unto the said Grantee, and the heirs and assigns of the said Grantee forever.



**Commitment No 1931761**

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

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

LOT 86, ACCORDING TO THE SURVEY OF KENTWOOD 2ND ADDITION, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 23 2 10 3 002 086.000

Commonly known as 117 KENTWOOD DRIVE, Alabaster, AL 35007  
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 2001-42807.

Real Estate Sales Validation Form

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

Grantor's Name Matthew S. Gregory
Mailing Address 117 Kentwood Dr.
Alabaster, AL 35007

Grantee's Name Michelle L. Gregory
Mailing Address 117 Kentwood Dr.
Alabaster, AL 35007

Property Address 117 Kentwood Dr.
Alabaster, AL 35007

Date of Sale
Total Purchase Price \$ 42,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2022 11:51:59 AM
\$73.50 MISTI
20220228000083710

Allen S. Bayl

or
Actual Value \$
or
Assessor's Market Value \$

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 Property Disposition Agreement

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 2/20/22

Print Hayley Pavius, Agent

Unattested (verified by)

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

Print Form