

[illegible]

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Property Tax ID#: 131012001003025
File #: VQLT-22VLT-0013AL

KNOW ALL MEN BY THESE PRESENTS, We, Alicia Clavell And John Michael McCall AKA Michael McCall, married, as joint tenants with right of survivorship, whose address is 2415 Chandawood Circle, 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 Alicia Clavell And John Michael McCall, as joint tenants with right of survivorship, whose address is 2415 Chandawood Circle, 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:

Parcel ID: 131012001003025
Property Address: 2415 Chandawood Circle, Pelham, AL 35124

Given under our hands this 22nd day of February, 2022.

WITNESSES:

Witness

Alicia Clavell
Alicia Clavell

Print Name

John Michael Mccall
John Michael Mccall AKA Michael Mccall

Witness

Witness

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alicia Clavell And John Michael Mccall AKA Michael Mccall, 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 22nd day of February, 2022.

Chelsi S. Lucas
Notary Public, Alabama State At Large
My Commission expires 11/01/2022

Chelsi S. Lucas
NOTARY PUBLIC
Print Name Chelsi S. Lucas
My Commission Expires: 11/01/2022

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

LOT 228, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH, SIXTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID:131012001003025

Commonly known as 2415 Chandawood Circle, Pelham, AL 35124
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20200610000235830.

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

Grantor's Name Alicia Clavell & John Michael
 Mailing Address McCall AKA Michael McCall
2415 Chandawood Circle
Pelham AL 35124

Grantee's Name Alicia Clavell
 Mailing Address John Michael McCall
2415 Chandawood Circle
Pelham AL 35124

Property Address 2415 Chandawood Circle
Pelham AL 35124

Date of Sale 02/22/2022

Total Purchase Price \$ 0.00

or

Actual Value \$ 0.00

or

Assessor's Market Value \$ 244270.00

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

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement

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 3/1/22

Print E. Elina

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Noted

Filed and Recorded
 Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL
 03/04/2022 01:12:31 PM
 \$33.00 CHARITY
 20220304000091970

Alicia S. Bayl