

20220311000101980
03/11/2022 12:41:20 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:

Record & Return To:
FNC Title Services, LLC
1300 Piccard Drive, Suite 105
Rockville, MD 20850

MAIL TAX STATEMENTS TO:

William J. Rhoads and Beverly B. Rhoads
2150 16th Street
Calera, AL 35040

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 35 2 03 1 001 035.000

ARS-62212

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 22 day of DECEMBER 2021, by and between **William J. Rhoads, a married man, joined in execution by his spouse, Beverly B. Rhoads**, a mailing address of 2150 16th Street, Calera, AL 35040, hereinafter referred to as Grantor(s) and **William J. Rhoads and Beverly B. Rhoads, husband and wife, as joint tenants with right of survivorship**, a mailing address of 2150 16th Street, 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:

Lots 3 and 4 in Block 255, According to J.H. Dunston's Map of the Town of Calera, Alabama.

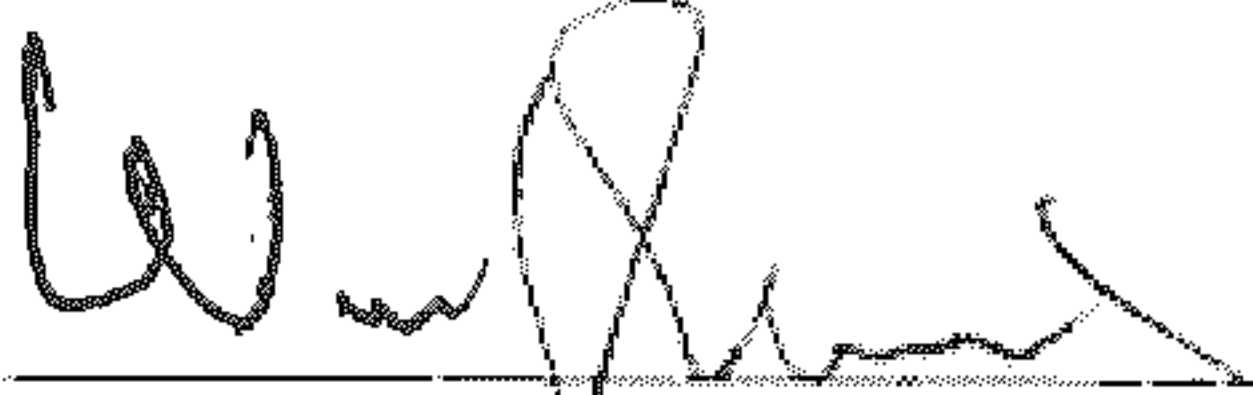
Also known as: 2150 16th Street, Calera, AL 35040

Being the same property conveyed to William J. Rhoads from Sue E. Rhoads by Quitclaim Deed dated April 10, 2006 and recorded May 22, 2006 among the Land Records of Shelby County, State of Alabama in Instrument No. 20060522000240380.

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 22 day of DECEMBER, 2021.



William J. Rhoads



Beverly B. Rhoads

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that William J. Rhoads and Beverly B. Rhoads, 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 22 day of DECEMBER 2021.



Notary Public
Print Name: ALTHEA LENETTE RANDOLPH
My commission expires: 06/12/2024



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

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ARS-62212

EXHIBIT "A"

LEGAL DESCRIPTION

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

Lots 3 and 4 in Block 255, According to J.H. Dunston's Map of the Town of Calera, Alabama.

Tax Parcel ID No.: 35 2 03 1 001 035.000

Commonly known as: 2150 16th Street, Calera, AL 35040

However, by showing this address no additional coverage is provided

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

Grantor's Name William J Rhoads & Beverly B Rhoads Grantee's Name William J Rhoads & Beverly B Rhoads
 Mailing Address 2150 16th Street Mailing Address 2150 16th Street
Calera, AL 35040 Calera, AL 35040

Property Address 2150 16th Street
Calera, AL 35040

Date of Sale 12/22/2022
 Total Purchase Price \$ 0

or
 Actual Value \$ 0

or
 Assessor's Market Value \$ 138810.00
1/2 OF ASSESSED VALUE 69405.00

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 1/25/2022

Print Kristen A Carlisle

Sign Kristen A. Carlisle
 (Grantor/Grantee/Owner/Agent) circle one

Unattested

Filed and Recorded (verified by)
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/11/2022 12:41:20 PM
 \$100.50 JOANN
 20220311000101980



Form RT-1

Allen S. Bayl