

When Recorded Mail to:

FIDELITY NATIONAL TITLE COMPANY

5400 MEADOWS ROAD, SUITE 100

LAKE OSWEGO, OR 97035

45142202970-10

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW

O/B/O BC LAW FIRM, P.A.

8191 SEATON PLACE

MONTGOMERY, AL 36116

20220406000142390

04/06/2022 12:09:10 PM

QCDEED 1/3

Send Tax Message To:

ARETHA M. MCGRAW

367 STRATHAVEN DRIVE

PELHAM, AL 35124

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 1ST day of April, 2022, by first party **ARETHA M. MCGRAW, FKA ARETHA M. RILEY, HEREIN JOINED BY SPOUSE RICHARD B. MCGRAW**, whose mailing address is 367 STRATHAVEN DRIVE, PELHAM, AL 35124 to second party, **ARETHA M. MCGRAW, MARRIED**, whose mailing address is 367 STRATHAVEN DRIVE, PELHAM, AL 35124.

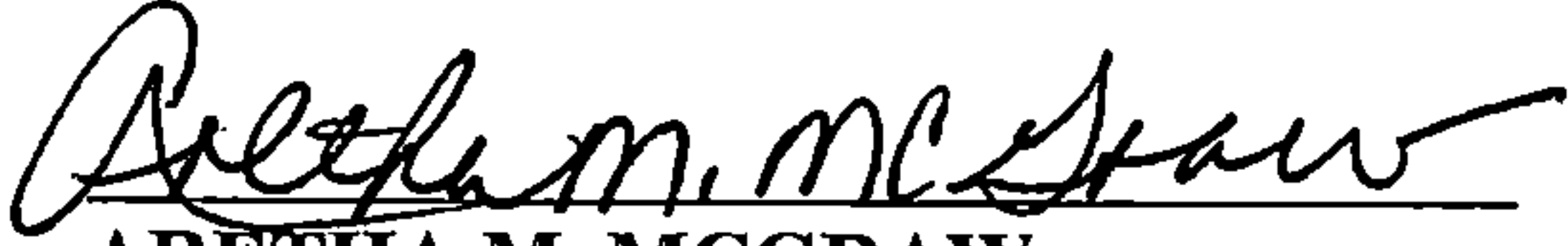
WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of PELHAM, County of SHELBY, State of ALABAMA to wit:

LOT 1700, ACCORDING TO THE SURVEY OF STRATHAVEN AT BALLANTRAE PHASE 5, AS RECORDED IN MAP BOOK 44, PAGE 12, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 14 8 27 4 007 020.004


Property Address: 367 STRATHAVEN DRIVE, PELHAM, AL 35124

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

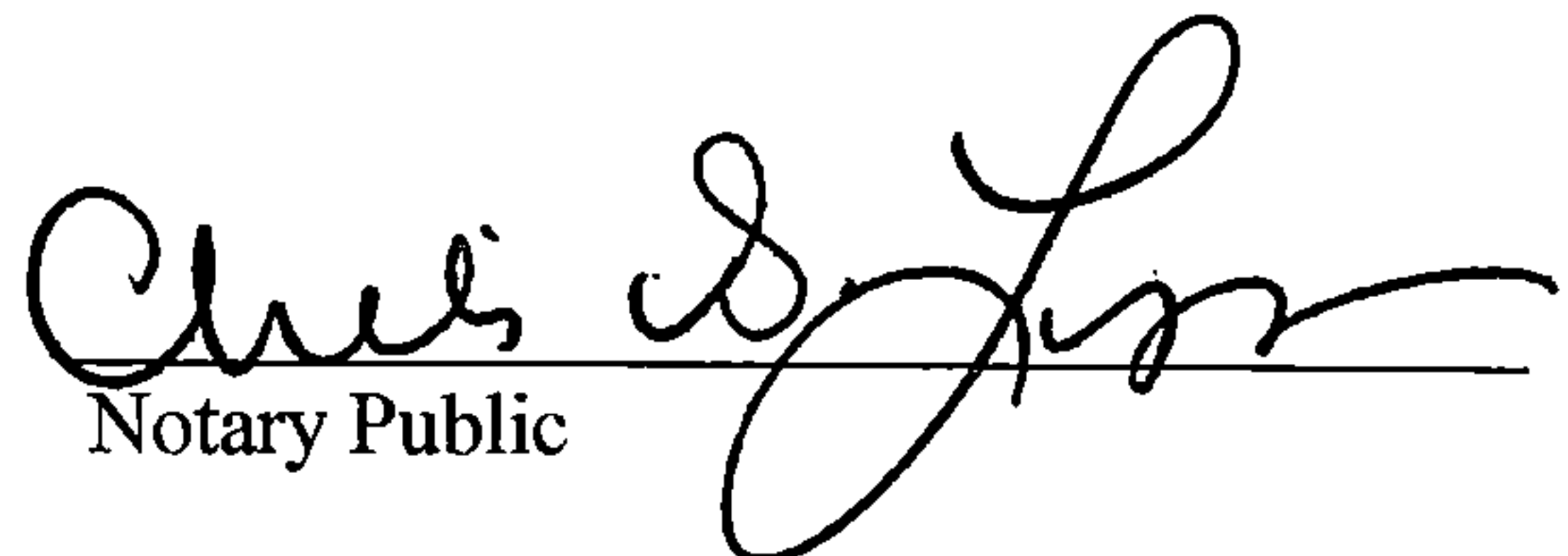

ARETHA M. MCGRAW,
F/K/A ARETHA M. RILEY


RICHARD B. MCGRAW

STATE OF ALABAMA }
COUNTY OF Jefferson } SS.

I, , a Notary Public, hereby certify that ARETHA M. MCGRAW, F/K/A ARETHA M. RILEY AND RICHARD B. MCGRAW, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 13th day of April, 2022.

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


Notary Public

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

Grantor's Name ARETHA M. MCGRAW, FKA
ARETHA M. RILEY
 Mailing Address 367 STRATHAVEN DRIVE
PELHAM, AL 35124

Grantee's Name ARETHA M. MCGRAW
 Mailing Address 367 STRATHAVEN DRIVE
PELHAM, AL 35124

Property Address 367 STRATHAVEN DRIVE
PELHAM, AL 35124

Date of Sale April 1, 2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 62,520.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/06/2022 12:09:10 PM
 \$30.00 JOANN
 20220406000142390

*Allen S. Byrd*

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 (per County Website)☐ Closing Statement

Purpose of QCD is to clear title

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 04/01/2022Print ARETHA M. MCGRAW

Unattested

Chris S. Byrd
 (verified by)

Sign

Aretha M McGraw
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1