

Commitment Number: 29790973
Seller's Loan Number: 400757113

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink

1355 Cherrington Parkway

Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
099310002079000

QUITCLAIM DEED

Matthew Bellamy and Courtney Bellamy, N/K/A Katherine Bellamy, husband and wife, whose mailing address is **605 Chelsea Station Cir., Chelsea, AL 35043**, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Matthew Bellamy and Katherine Bellamy, husband and wife**, for and during their joint lives, and upon the death of either of them, then to the survivor of them, hereinafter grantees, whose tax mailing address is **605 Chelsea Station Cir., Chelsea, AL 35043**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 76, ACCORDING TO THE SURVEY OF CHELSEA STATION, AS RECORDED IN MAP BOOK 38, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SOURCE OF TITLE: DEED INSTRUMENT NO 20180424000135830, , Property Address is: 605 Chelsea Station Cir., Chelsea, AL 35043

Prior instrument reference: **20180424000135830**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on 11 March, 2022:

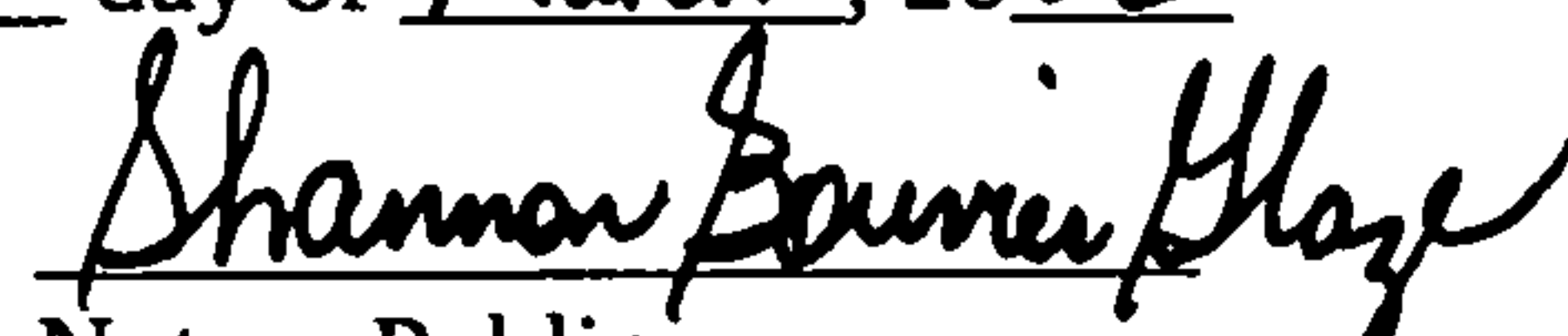


Matthew Bellamy

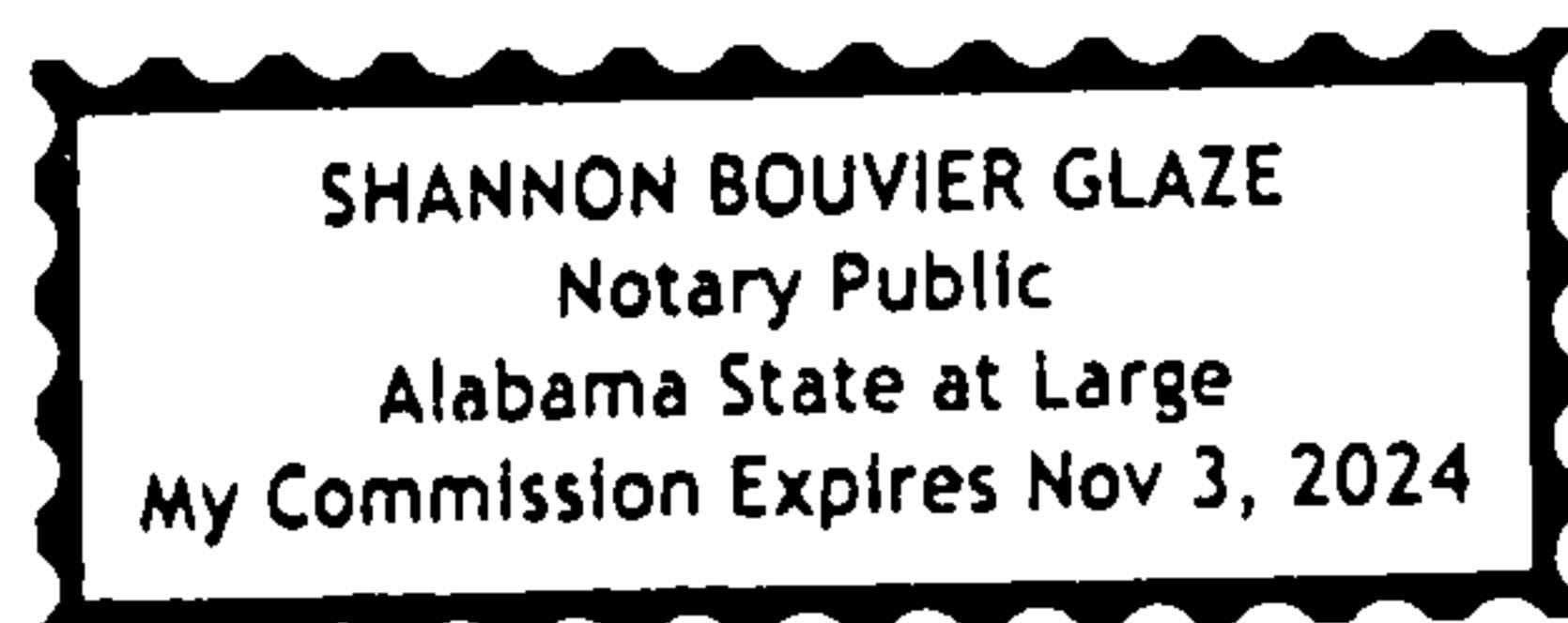
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Matthew Bellamy** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 11 day of March, 2022



Notary Public

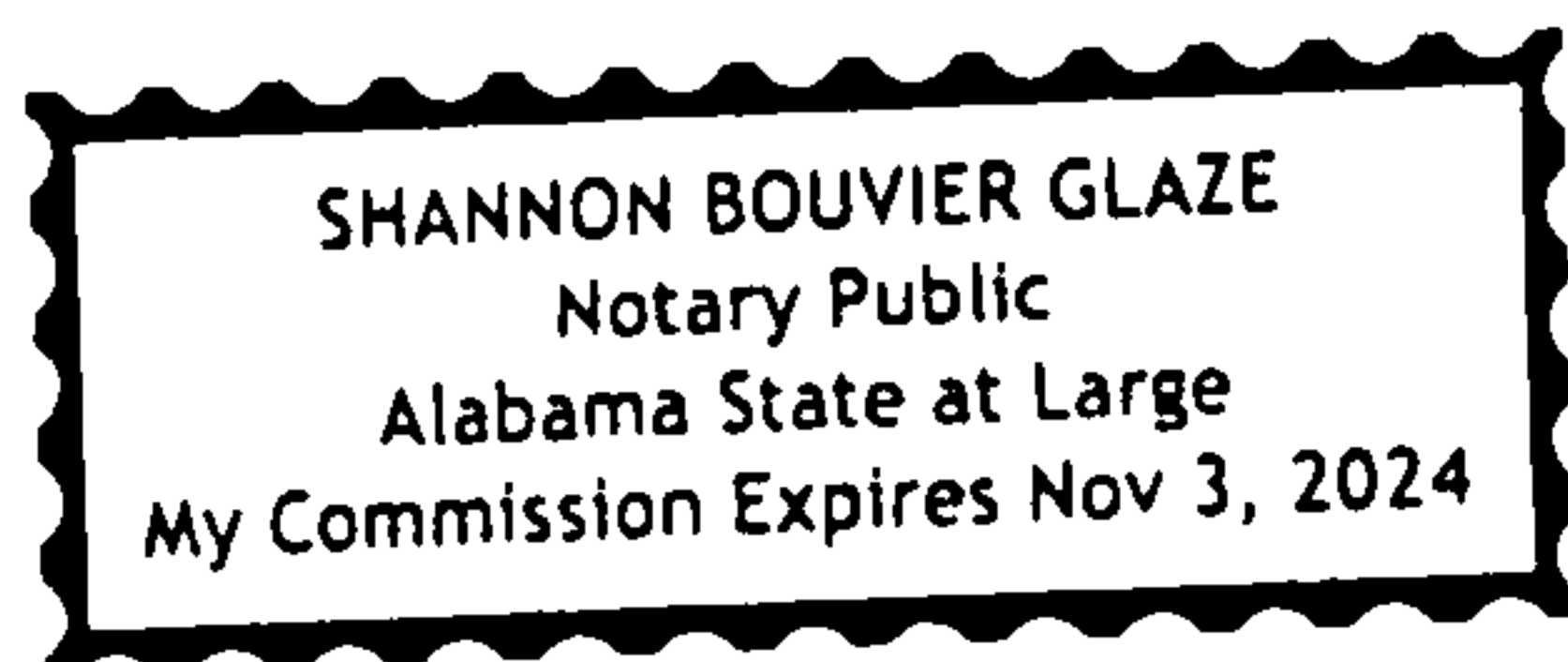


Courtney Bellamy, N/K/A Katherine Bellamy
Courtney Bellamy, N/K/A Katherine Bellamy

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Courtney Bellamy, N/K/A Katherine Bellamy** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of March, 2022



Shannon Bouvier Glaze
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	Matthew Bellamy and Courtney Bellamy, N/K/A Katherine Bellamy	Grantee's Name	Matthew Bellamy and Katherine Bellamy
Mailing Address	605 Chelsea Station Cir., Chelsea, AL 35043	Mailing Address	605 Chelsea Station Cir., Chelsea, AL 35043
Property Address	605 Chelsea Station Cir., Chelsea, AL 35043	Date of Sale	
		Total Purchase Price	1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 33100.00

* Deed Being Recorded To clear Title

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

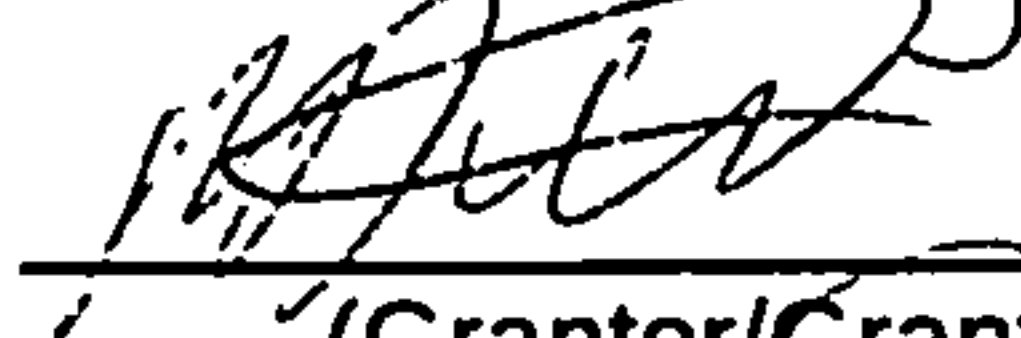
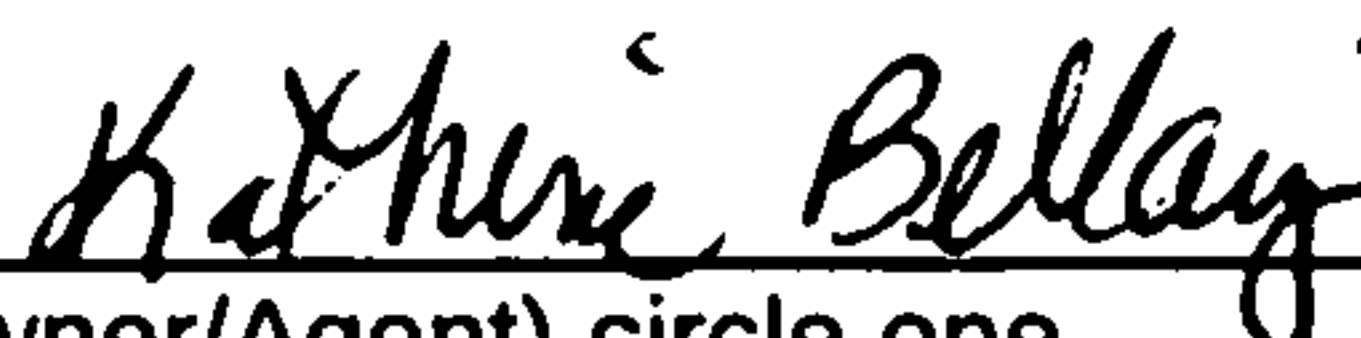
Date of Sale - the date on which interest to the property was conveyed.

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	3/11/22	Print	MATTHEW BELLAMY	Katherine Bellamy
Unattested	Shannon Gaurin Hays	Sign		
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one	

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2022 11:01:44 AM
\$36.00 CHERRY
20220408000145770

Allen S. Boyd