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04/22/2022 02:50:10 PM
QCDEED 1/4

Commitment Number: 29784486

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
097261004001000

QUITCLAIM DEED

Angelia Gay Smith, whose mailing address is **601 Polo Cir, Chelsea, AL 35043**, hereinafter grantor, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Angelia Gay Smith and Steven Smith, wife and husband, as joint tenants**, hereinafter grantee, whose tax mailing address is **601 Polo Cir, Chelsea, AL 35043**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

LOT 91, ACCORDING TO THE SURVEY OF POLO CROSSINGS SECTOR II, AS RECORDED IN MAP BOOK 46, PAGE 21, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SOURCE OF TITLE DEED INSTRUMENT # 20161104000407310
Property Address is: 601 Polo Cir, Chelsea, AL 35043

Prior instrument reference: **29784486**

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 grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on March 26, 2021;

Angelia Gay Smith
Angelia Gay Smith

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Angelia Gay Smith**

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 26 day of March, 2022

Maria Jarama Fournier
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	Angelia Gay Smith	Grantee's Name	Angelia Gay Smith and Steven Smith
Mailing Address	601 Polo Ci.r, Chelsea, AL 35043	Mailing Address	601 Polo Ci.r, Chelsea, AL 35043
Property Address	601 Polo Ci.r, Chelsea, AL 35043	Date of Sale	
		Total Purchase Price	1.00
		or	
		Actual Value	\$ 236,700.00 (118,350.00)
		or	
		Assessor's Market Value	\$ 20680.00

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)

<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 March 26, 2022

Print Angelia Gay Smith

Sign Angelia Gay Smith

Unattested _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded (verified by)
Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/22/2022 02:50:10 PM
 \$149.50 JOANN
 20220422000166750

Allie S. Boyd

