

20220503000180160
05/03/2022 10:24:57 AM
DEEDS 1/4

AFTER RECORDING RETURN TO:

Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280443032

MAIL TAX STATEMENTS TO:

Joe Benjamin Barnwell, Jr.
Crissy Marie Barnwell
185 Pebble Drive
Alabaster, AL 35007

This document prepared by:

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

Parcel ID No.: 232101001001014

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 26th day of April, 2022, by and between **Joe Benjamin Barnwell, Jr., a married man, joined in execution by his spouse Crissy Marie Barnwell**, a mailing address of 185 Pebble Drive, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Joe Benjamin Barnwell, Jr. and Crissy Marie Barnwell, husband and wife, as Joint Tenants then to the survivor of them**, a mailing address of 185 Pebble Drive, Alabaster, AL 35007, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 185 Pebble Drive, Alabaster, AL 35007

Prior instrument reference: Document Number: 20170829000313920, Recorded: 08/29/2017

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 26th day of April, 2022.

Joe Benjamin Barnwell Jr.
Joe Benjamin Barnwell, Jr.

STATE OF Alabama
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Joe Benjamin Barnwell, Jr., 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 26th day of April, 2022.

Chelsi S. Lucas
Notary Public
Print Name: Chelsi S. Lucas
My commission expires: 11/01/2022

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

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

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF ALABASTER,
COUNTY OF SHELBY, STATE OF AL, DESCRIBED AS:

LOT 71, ACCORDING TO THE SURVEY OF SUMMERBROOK SECTOR ONE, AS
RECORDED IN MAP BOOK 18, PAGE 74, IN THE OFFICE OF THE JUDGE OF PROBATE
OF SHELBY COUNTY, ALABAMA.

PARCEL ID NUMBER: 232101001001014

PROPERTY COMMONLY KNOWN AS: 185 PEBBLE DRIVE, ALABASTER, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2022 10:24:57 AM
\$50.00 CHERRY
20220503000180160

Allen S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Joe Benjamin Barnwell, Jr. joined by spouse Crissy Marie Barnwell
Mailing Address 185 Pebble Drive
Alabaster, AL 35007

Grantee's Name Joe Benjamin Barnwell, Jr. and Crissy Marie Barnwell
Mailing Address 185 Pebble Drive
Alabaster, AL 35007

Property Address 185 Pebble Drive
Alabaster, AL 35007

Date of Sale 04/26/2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 18,680.00

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 04/26/2022

Print Joe Benjamin Barnwell Jr. / Crissy Marie Barnwell

Unattested S. Lucas
Notary Public, Alabama State At Large
My Commission expires 11/01/2022
Allen S. Boyd
Notarified by

Sign Joe Benjamin Barnwell Jr. / Crissy Marie Barnwell
(Grantor/Grantee/Owner/Agent) circle one