

20220503000180570
05/03/2022 11:18:50 AM
QCDEED 1/4

AFTER RECORDING RETURN TO:

Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10390583

MAIL TAX STATEMENTS TO:

Constance P. Fievet-Crawford
541 Treymoor Lake Creek
Alabaster, AL 35007

This document prepared by:

George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 149313005095000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 32 day of April, 2022, by and between **Constance P. Fievet-Crawford F/K/A Constance F. Giddens, a married woman, joined in execution by her spouse, Britt Allen Crawford**, a mailing address of 541 Treymoor Lake Creek, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Constance P. Fievet-Crawford, a married woman**, a mailing address of 541 Treymoor Lake Creek, 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: 541 Treymoor Lake Creek, Alabaster, AL 35007
Prior instrument reference: Document Number: 20101123000393070, Recorded: 11/23/2010

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.

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IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 22 day of
April, 2022

Constance P. Fievet-Crawford F/K/A Constance F. Giddens

Britt Allen Crawford

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Constance P. Fievet-Crawford F/K/A Constance F. Giddens and Britt Allen Crawford, 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 April 2022

John Caldwell
Notary Public
Print Name: John Caldwell
My commission expires: John Caldwell
My Commission Expires
12/26/2023

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

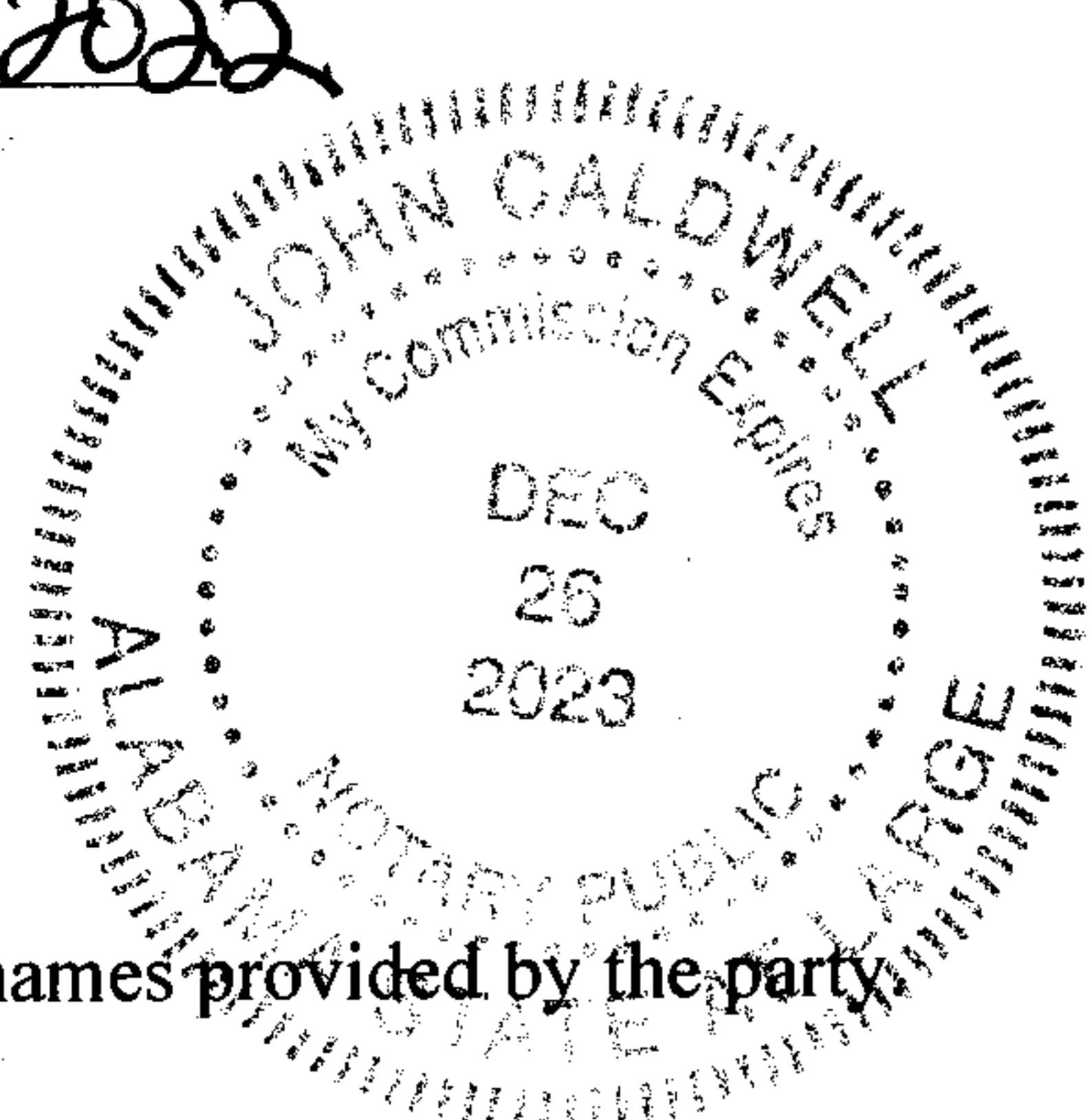


EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, situated in Shelby County, Alabama:

Lot 585, according to the survey of Weatherly's Aberdeen Sector 18, as recorded in Map Book 21, Page 148, in the office of the judge of probate of Shelby County, Alabama.

BEING the same which Jennifer L. Tucker, an unmarried woman by Deed dated November 18, 2010 and recorded November 23, 2010 in the County of Shelby, State of Alabama in 20101123000393070 conveyed unto Constance F. Giddens.

Parcel ID Number: 149313005095000

Property commonly known as: 541 Treymoor Lake Creek, Alabaster, AL 35007

Real Estate Sales Validation Form

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

Grantor's Name Constance P. Fievet-Crawford F/K/A
Constance F. Giddens, joined by, Britt Allen
Crawford

Mailing Address 541 Treymoor Lake Creek
Alabaster, AL 35007

Grantee's Name Constance P. Fievet-Crawford

Mailing Address 541 Treymoor Lake Creek
Alabaster, AL 35007

Property Address 541 Treymoor Lake Creek
Alabaster, AL 35007

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 205,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2022 11:18:50 AM
\$33.00 JOANN
20220503000180570

Allen S. Boyd

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
 Sales Contract
 Closing Statement

Appraisal
 Other

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 4-22-2022

Print Constance P. Fievet-Crawford

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one