

This instrument was prepared by:

Candace B. Peeples, (BRA111)  
Peeples Family Law  
Historic A.B. Loveman House  
2956 Rhodes Circle South  
Birmingham, AL 35205  
(205) 403-5577

Send Tax Notice To:

Brian M. Caldwell  
3100 Chelsea Park Ridge  
Chelsea, AL 35043



20220503000181480 1/3 \$152.00  
Shelby Cnty Judge of Probate, AL  
05/03/2022 03:34:36 PM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned **JAMIE RENEE CALDWELL**, a married woman, hereby remises, releases, quit claims, grants, sells, and conveys to **BRIAN M. CALDWELL** (hereinafter called Grantee), all her right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 4-40, according to the Map and Survey of Chelsea Park 4<sup>th</sup> Sector, as recorded in Map Book 34, Page 147 A & B, in the Office of the Judge of Probate Office of Shelby County, Alabama.**

**Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easement and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 4<sup>th</sup> Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded together as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")**

Subject to: (1) Ad valorem taxes; (2) Mineral and mining rights not owned by Grantor; (3) The easements, restrictions, assessments, covenants,

Shelby County, AL 05/03/2022  
State of Alabama  
Deed Tax: \$124.00

agreements and all other terms and provisions of the Declaration and in Map Book 34, page 147 A & B and Instrument No. 20041014000566950 and Instrument No. 20050425000195430 in the Probate Office of Shelby County, Alabama; (4) All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

This conveyance was made pursuant to the agreement and final decree in Case No. DR 2002-900020 in the Circuit Court of Shelby County, Alabama, and is subject to a Mortgage Lien which the grantee herein hereby agrees to assume and timely pay.

**THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARE OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.**

TO HAVE AND TO HOLD to said Grantee forever.

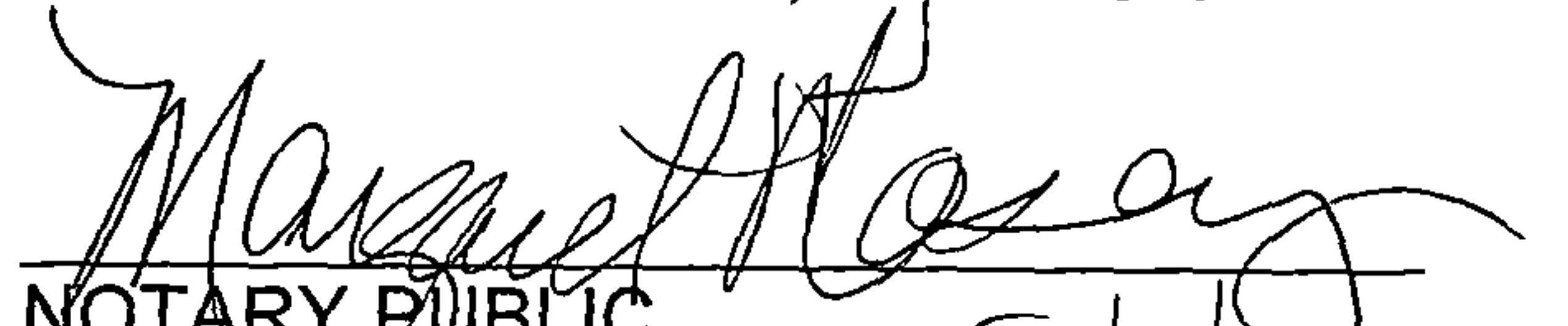
Given under my hand and seal, this 3<sup>RD</sup> day of MAY, 2022.

  
JAMIE RENEE CALDWELL

STATE OF ALABAMA     )  
  )  
SHELBY COUNTY         )

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

Given under my hand and official seal, this 3<sup>RD</sup> day of MAY, 2022.

  
NOTARY PUBLIC  
My Commission Expires: 8/3/22



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Real Estate Sales Validation Form

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

Grantor's Name Brian Caldwell  
Mailing Address Jamie Caldwell  
3100 Chelsea Park Ridge  
Chelsea, AL 35043

Grantee's Name Brian Caldwell  
Mailing Address 3100 Chelsea Park Ridge  
Chelsea, AL 35043

Property Address 3100 Chelsea Park Ridge  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 247,600

(~~\$123,800.00~~)

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)  
 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 05/03/2022

Print Brian Caldwell

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

Verified by)

