

When Recorded Mail to:
ELEVATED TITLE
3660 CEDARCREST ROAD STE 200
ACWORTH, GA 30101

20220504000181670
05/04/2022 08:14:43 AM
DEEDS 1/4

Prepared By:
LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Message To:
ROMANA A. MULLINAX
183 RED BAY DRIVE
MAYLENE, AL 35114

Tax being paid on Mtg consideration amount of \$271,000.00

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 13th day of April, 20 22, by first party **CHRISTOPHER L. MULLINAX, NOW UNMARRIED AND ROMANA A. MULLINAX, NOW UNMARRIED**, whose mailing address is 183 RED BAY DRIVE, MAYLENE, AL 35114 to second party, **ROMANA A. MULLINAX, AN UNMARRIED WOMAN**, whose mailing address is 183 RED BAY DRIVE, MAYLENE, AL 35114.

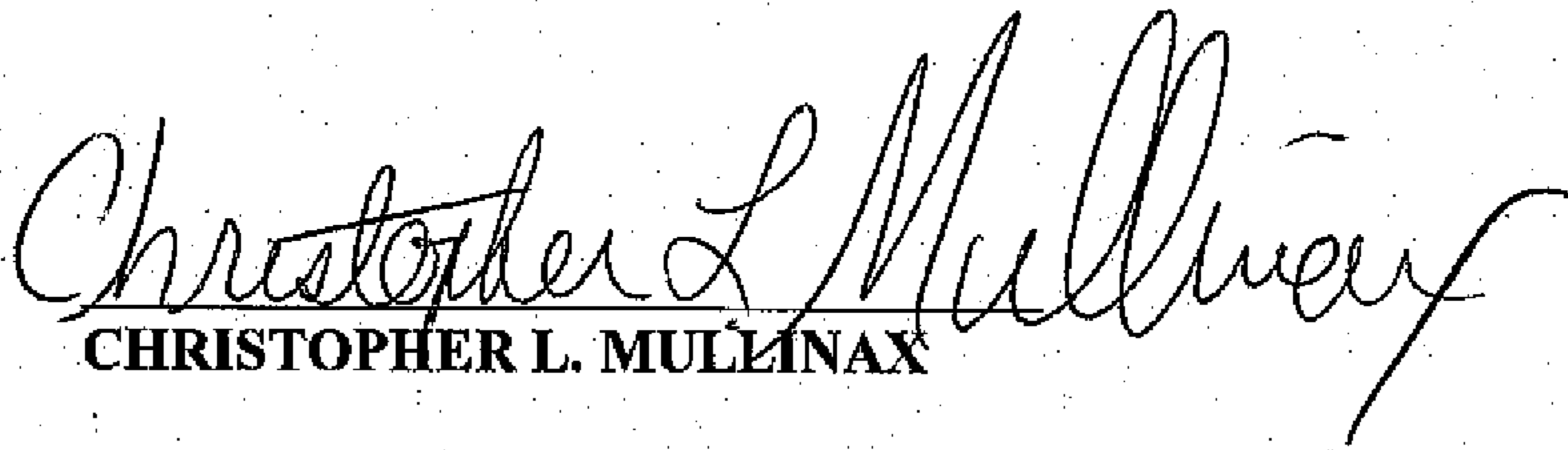
WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of MAYLENE, County of SHELBY, State of ALABAMA to wit:

LOT 45, ACCORDING TO THE SURVEY OF LAKE FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 36, PAGE 35 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 232090009045000

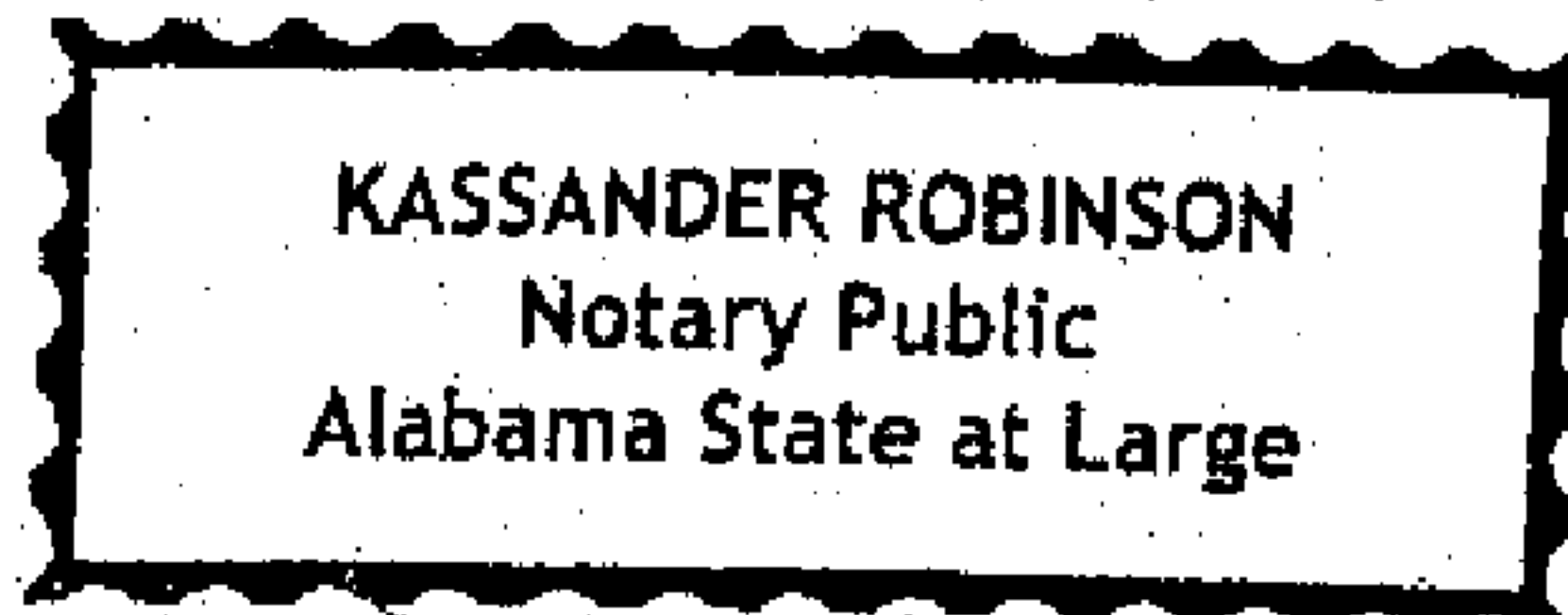
Property Address: 183 RED BAY DRIVE, MAYLENE, AL 35114

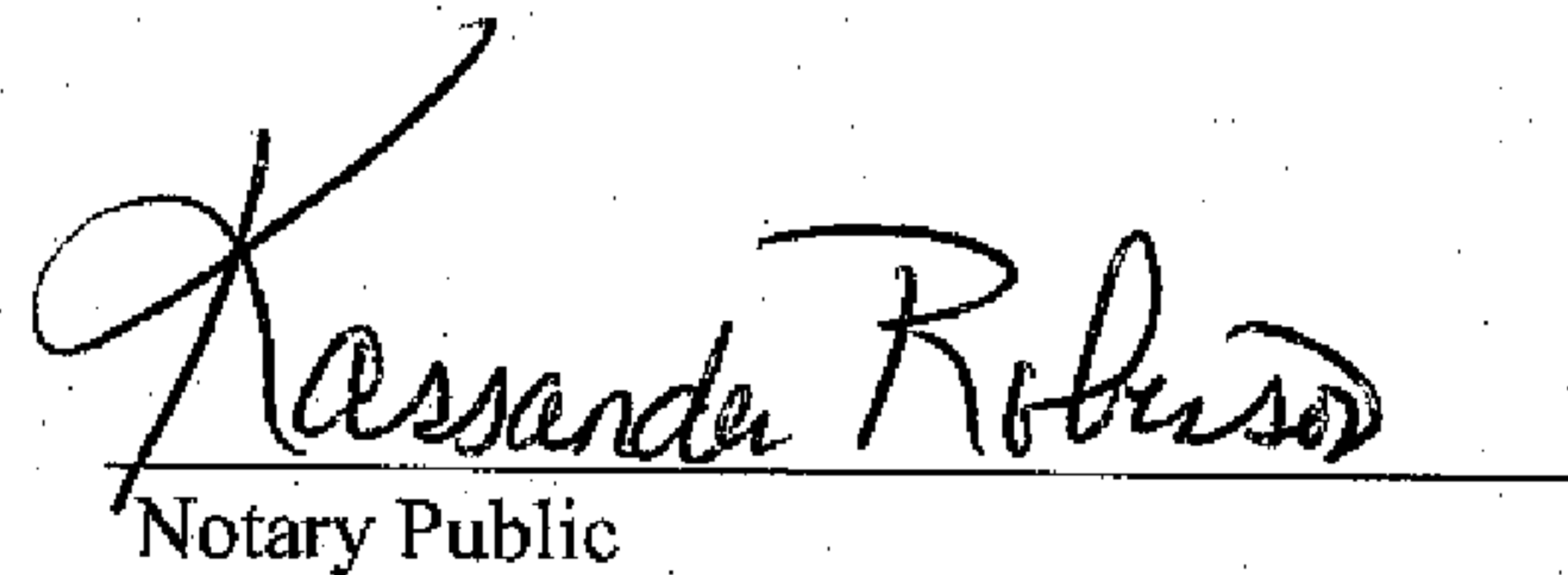
IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.


CHRISTOPHER L. MULLINAX

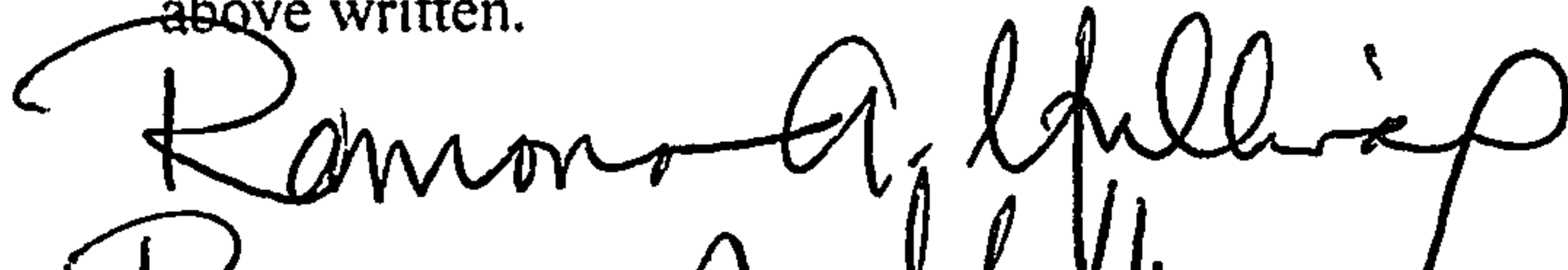
STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Kassander Robinson, a Notary Public, hereby certify that **CHRISTOPHER L. MULLINAX**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 13th day of 2022.




Notary Public

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.


Ramona A. Mullinax
~~ROMANA A. MULLINAX~~

STATE OF Colorado ^{KIL}
COUNTY OF Denver } SS.

I, Korbinn Isabella Lewis, a Notary Public, hereby certify that **ROMANA A. MULLINAX**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 13 day of April, 2022.

KORBINN ISABELLA LEWIS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194041728
MY COMMISSION EXPIRES NOVEMBER 4, 2023

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 Christopher L Mullinax & Romana A Mullinax
 Mailing Address 183 Red Bay Drive
Maylene, AL 35114

Grantee's Name Romana A Mullinax
 Mailing Address 183 Red Bay Drive
Maylene, AL 35114

Property Address 183 Red Bay Drive
Maylene, AL 35114

Date of Sale 04/13/2022
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$271,000 (1/2 \$135,500)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/04/2022 08:14:43 AM
 \$32.00 CHERRY
 20220504000181670

Alvin S. Byrd

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 Loan Amount to Castle & Cooke Mortgage, LLC

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 04/13/2022

Print Marissa Molina

☒ Unattested

Elevated Title, LLC

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Form RT.