

20220506000186120 1/3 \$170.00
Shelby Cnty Judge of Probate, AL
05/06/2022 09:41:15 AM FILED/CERT

STATE OF ALABAMA)

COUNTY OF SHELBY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that TIMOTHY J. DEIGHTON, a single man, the Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration hereby acknowledged to have been paid to the said Grantor by NGAR CHING TSANG f/k/a NGAR DEIGHTON, the Grantee, does hereby REMISE, RELEASE, QUITCLAIM and CONVEY unto the said Grantee, herself and her heirs and assigns, subject to the provisions hereinafter contained, all of my right, title and interest in and to that real property in the County of Shelby, State of Alabama, described as follows:

Lot 78, according to the Map and Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions and Restrictions recorded as Inst. #2002030600010788 and any amendments thereto in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration" which is incorporated here by reference in its entirety.)

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Ad valorem taxes dues and payable October 1, 2021 and all subsequent years thereafter.
2. Mineral and mining rights not owned by Grantor.
3. The easements, restrictions, assessments, covenants, agreements and all other terms and provisions of the Declaration and in Map Book 33, Page 121 and Inst. #2002030600010788 and any amendments thereto in the Probate Office of Shelby County, Alabama.

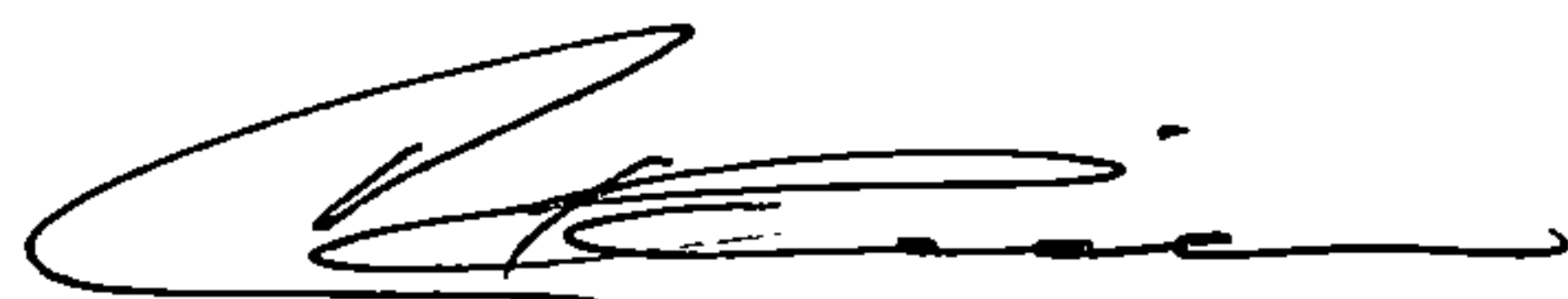
Shelby County, AL 05/06/2022
State of Alabama
Deed Tax: \$142.00

4. All easements, restrictions, reservations, agreements, rights-of-way, building setback lines and any other matters of record.

TO HAVE AND TO HOLD the same unto the said Grantee, his heirs and assigns, forever.

This conveyance is made subject to any and all restrictive covenants, easements, reservations, minerals reservations, conveyance of minerals, and rights of way applicable to said property of record in the said Probate Court records.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal this the 20 day of May, 2021.

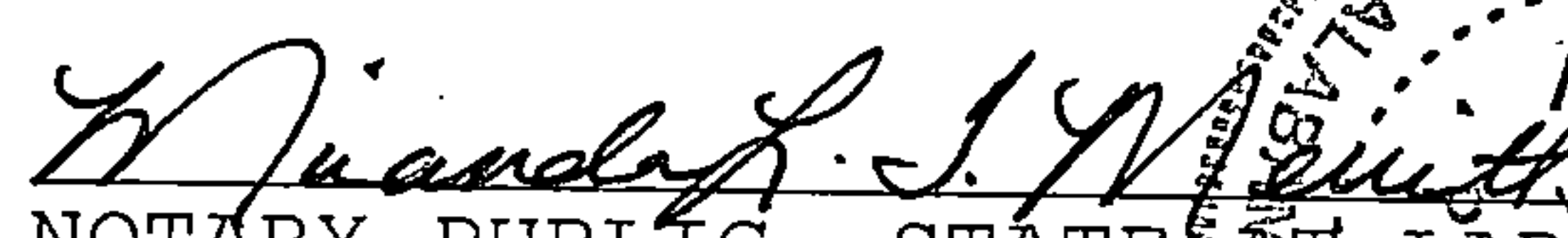
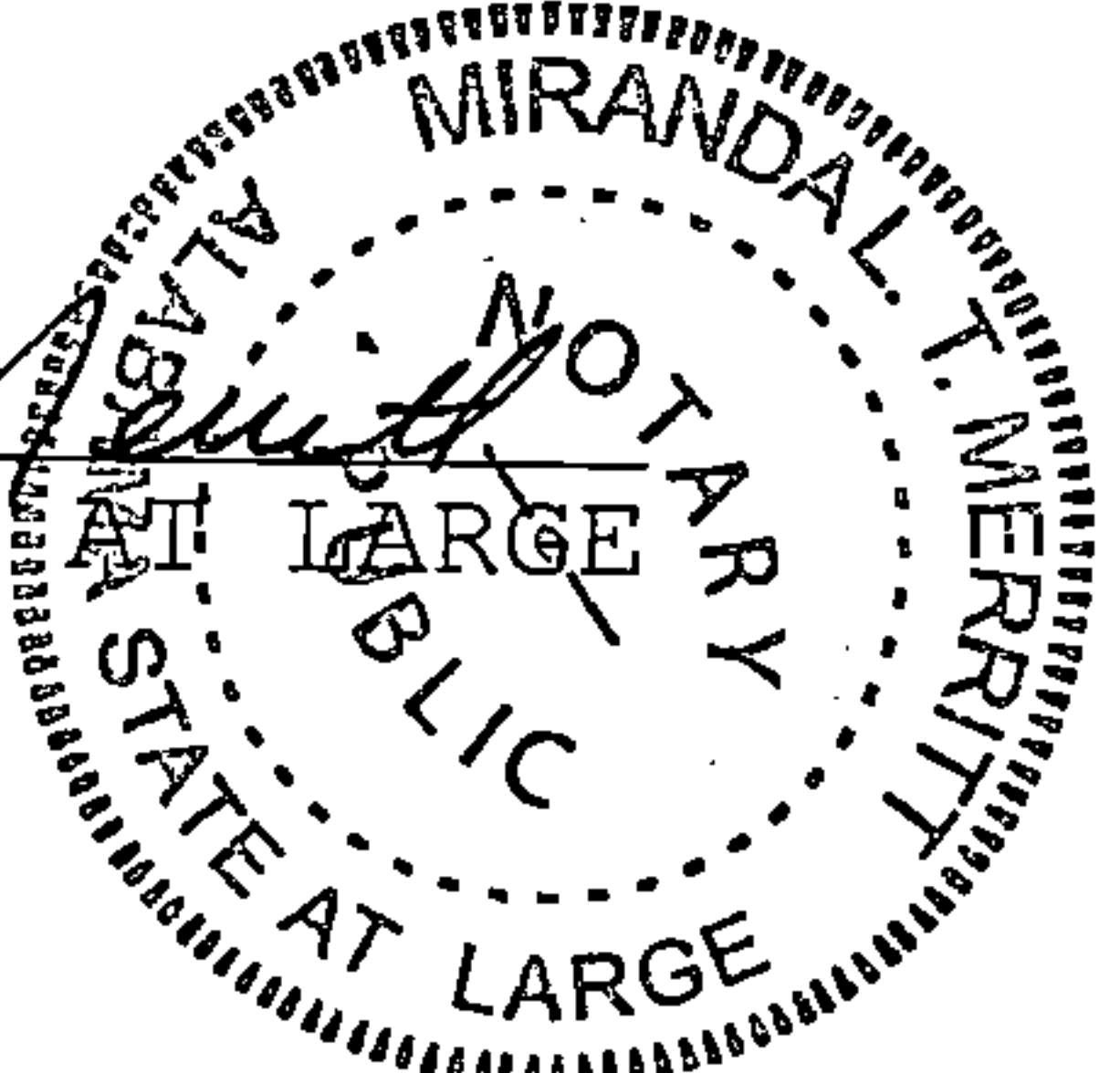
 (SEAL)
TIMOTHY J. DEIGHTON

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, the undersigned Notary Public, in and for said State and County, hereby certify that TIMOTHY J. DEIGHTON, the Grantor herein, 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 same bears date.

Given under my hand and seal this 20th day of May, 2021.


NOTARY PUBLIC, STATE AT LARGE



My Commission Expires: 6-15-21

THE PREPARER OF THIS DEED HAS MADE NO TITLE SEARCH ON THE ABOVE DESCRIBED PROPERTY AND MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE QUALITY OF TITLE CONVEYED HEREIN.

Grantor's address: _____

Grantee's address: _____

The within instrument prepared by:
Kopesky & Britt, LLC
Attorneys at Law
P. O. Box 1138
Fairhope, AL 36533
251-928-9900


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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 Timothy Deighton
Mailing Address _____

Grantee's Name Ngar Tsang
Mailing Address _____

Property Address 104 Blackstone Court
Chelsea, AL 35043

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 283,700

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 1/2 = 141,850

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 _____

Print Ngar Tsang

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Unattested



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