



20220509000190330 1/2 \$57.50
Shelby Cnty Judge of Probate, AL
05/09/2022 01:25:20 PM FILED/CERT

*****NO CERTIFICATION AS TO TITLE*****

THIS INSTRUMENT PREPARED BY:

Kathy Long Skipper, Esquire
1901 Richard Arrington, Jr., Blvd. South
Birmingham, Alabama 35209

Send Tax Notice To:

Mr. Marlon K. Seay
906 Martinwood Circle
Birmingham, Alabama 35235

STATE OF ALABAMA)
SHELBY COUNTY)

QUIT CLAIM DEED

That in consideration of Ten Dollars and all other valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I, NSIANDE D. MFALA a/k/a NSIANDE D. MFALA SEAY, a married woman, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto, MARLON K. SEAY, a married man, the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 41, according to the Survey of Final Plat of Sterling Gate, Sector 2, Phase 2, as recorded in Map Book 36, Page 86, in the Probate Office of Shelby County, Alabama.

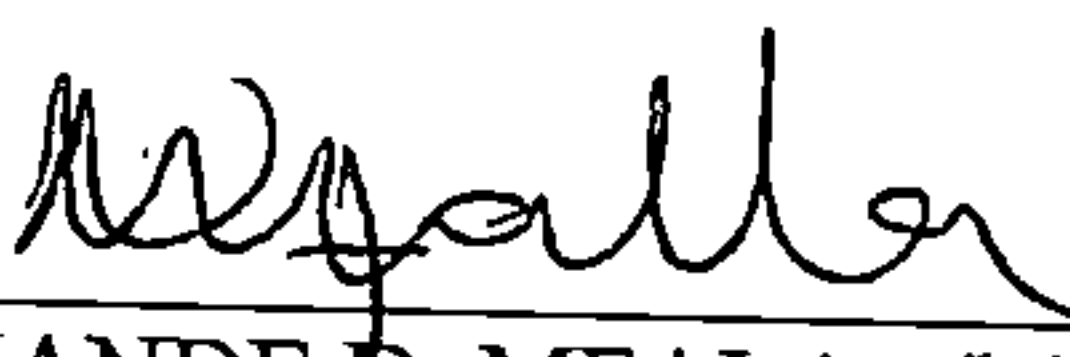
Subject to:

1. Existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.
2. Ad valorem taxes due for the current tax year.
3. All lien, mortgages and encumbrances, easements, exceptions, reservations and restrictions of record, if any.

*The prior deed is recorded in the Shelby County Judge of Probate office as follows:
20150129000030610 on January 29, 2015.*

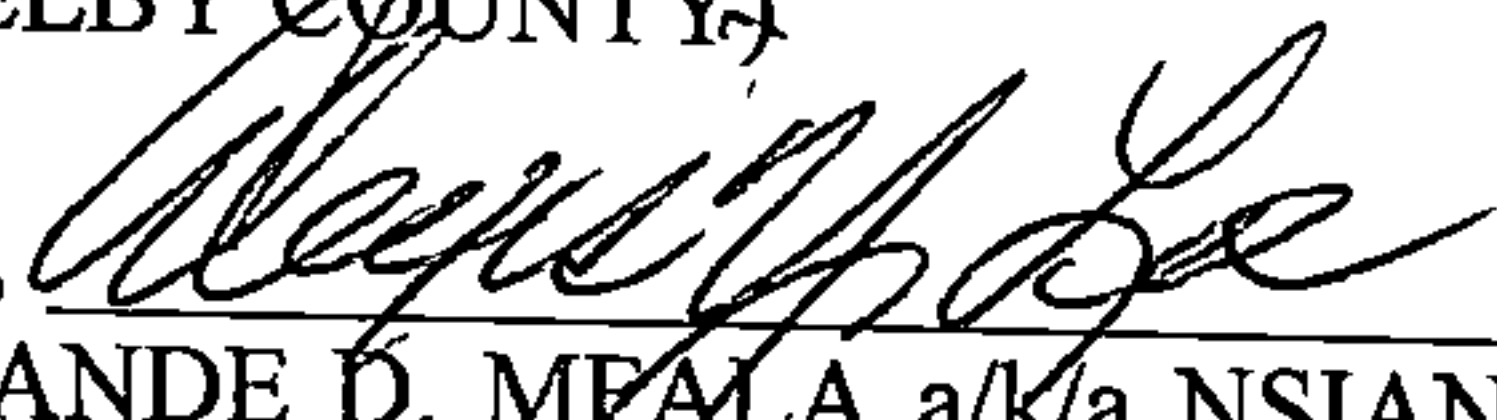
THIS DEED WAS EXECUTED IN COMPLIANCE TO TERMS SET OUT IN THE DIVORCE AGREEMENT, IN THE CASE OF MARLON K. SEAY V. NSIANDE D. MFALA (SEAY), IN THE CIRCUIT COURT OF JEFFERSON COUNTY, ALABAMA.

TO HAVE AND TO HOLD to the said grantee, his heirs and assigns forever.
IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 26th day of March, 2019.

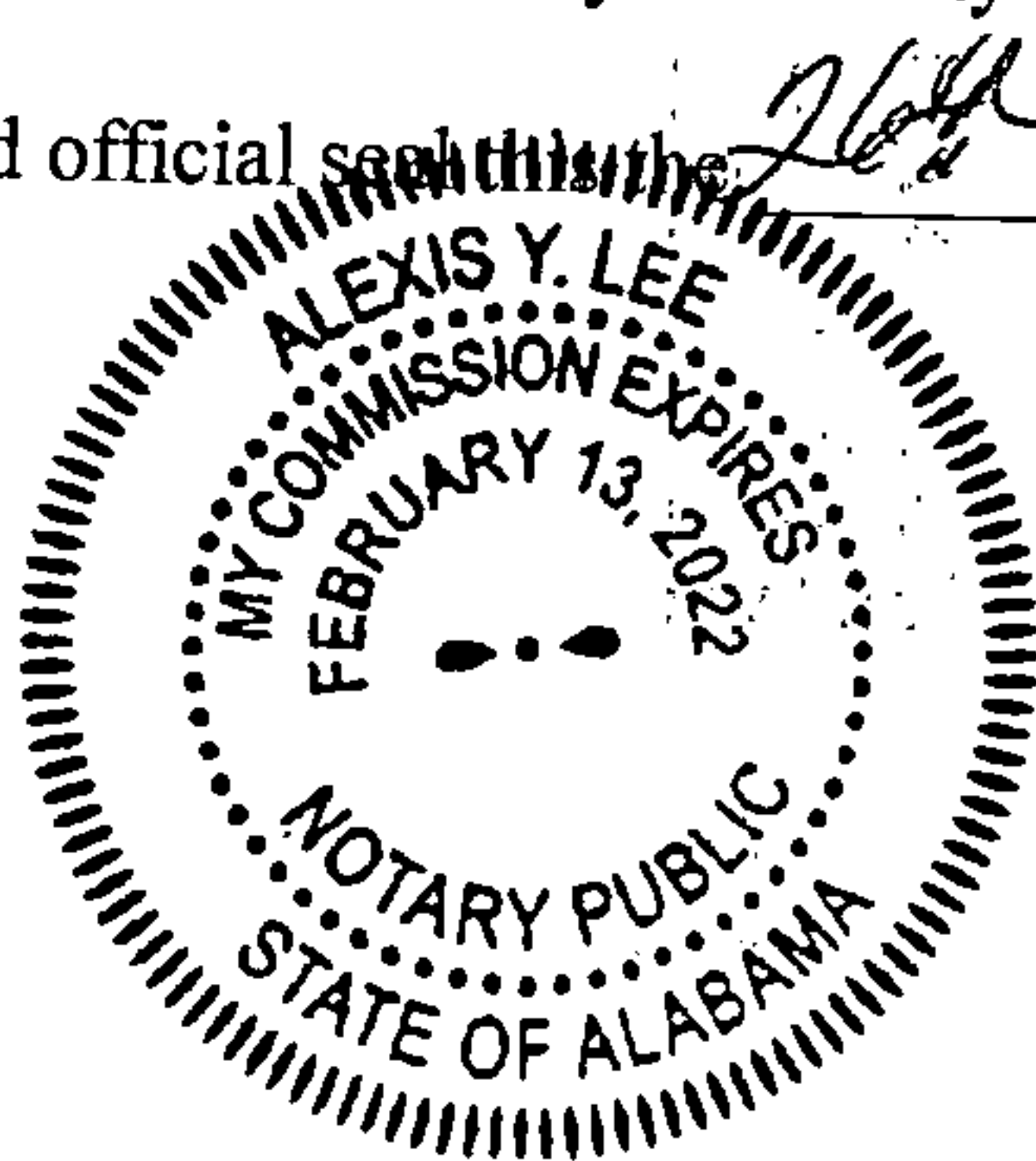


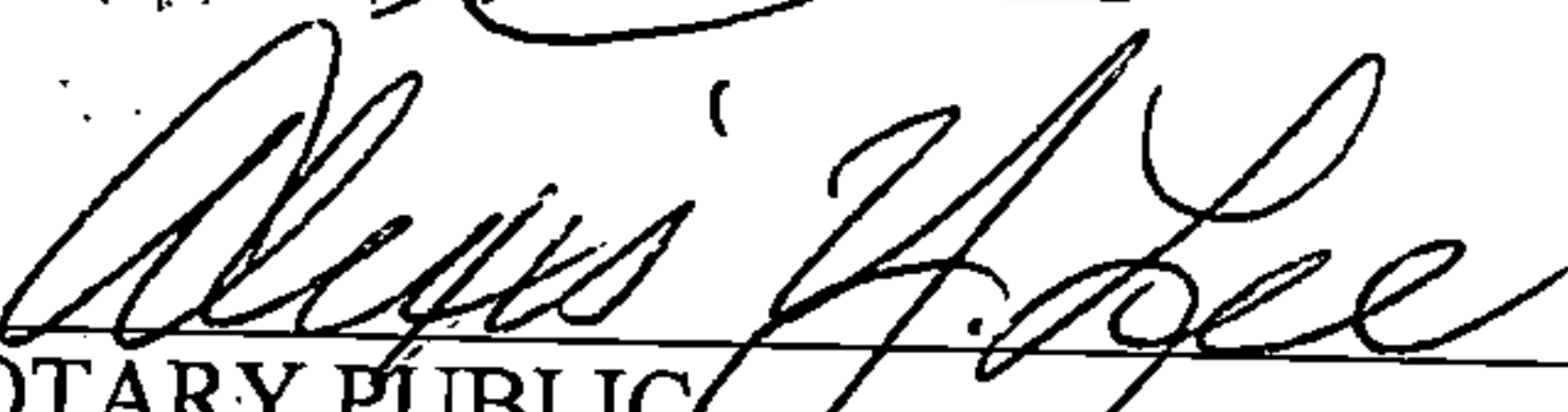
NSIANDE D. MFALA a/k/a
NSIANDE D. MFALA SEAY, Grantor
(Seal)

STATE OF ALABAMA)
SHELBY COUNTY)

I,  a Notary Public in and for said County, in said State, hereby certify that NSIANDE D. MFALA a/k/a NSIANDE D. MFALA SEAY, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of March, 2019.





NOTARY PUBLIC
My commission expires: 2-13-22

Shelby County, AL 05/09/2022
State of Alabama
Deed Tax: \$32.50

Real Estate Sales Validation Form

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

Grantor's Name Nsiande D. Mfala
Mailing Address 906 Martin Wood Cir
Birmingham AL 35235

Grantee's Name Marlon K Seay
Mailing Address 1828 Mountain Circle
Birmingham AL 35217

Property Address 263 Cedar Grove Pkwy
Alabaster, AL 35007

Date of Sale 03/26/2019
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 65,000 (1/2 \$32,500)

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 of Assessors Market Value

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 4/29/22

Print Marlon K Seay

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

Unattested



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