

20220510000192190
05/10/2022 02:52:08 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280429540

MAIL TAX STATEMENTS TO:
MARVIN DUANE SELF and KARRE TALLEY CARTER
401 Mooney Road
Columbiana, AL 35051

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
7166343405

Parcel ID No.: 217361001002017

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 5th day of May, 2022, by and between **MARVIN DUANE SELF and KARRE TALLEY CARTER, WHO ERRONEOUSLY ACQUIRED TITLE AS KARRE M. SELF, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSIHP**, a mailing address of 401 Mooney Road, Columbiana, AL 35051, hereinafter referred to as Grantor(s) and **MARVIN DUANE SELF and KARRE TALLEY CARTER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSIHP**, a mailing address of 401 Mooney Road, Columbiana, AL 35051, 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: 401 Mooney Road, Columbiana, AL 35051

Prior instrument reference: Instrument Number: 20110307000075950, Recorded: 03/07/2011

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.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 5th day of May, 2022.

Marvin Duane Self
MARVIN DUANE SELF

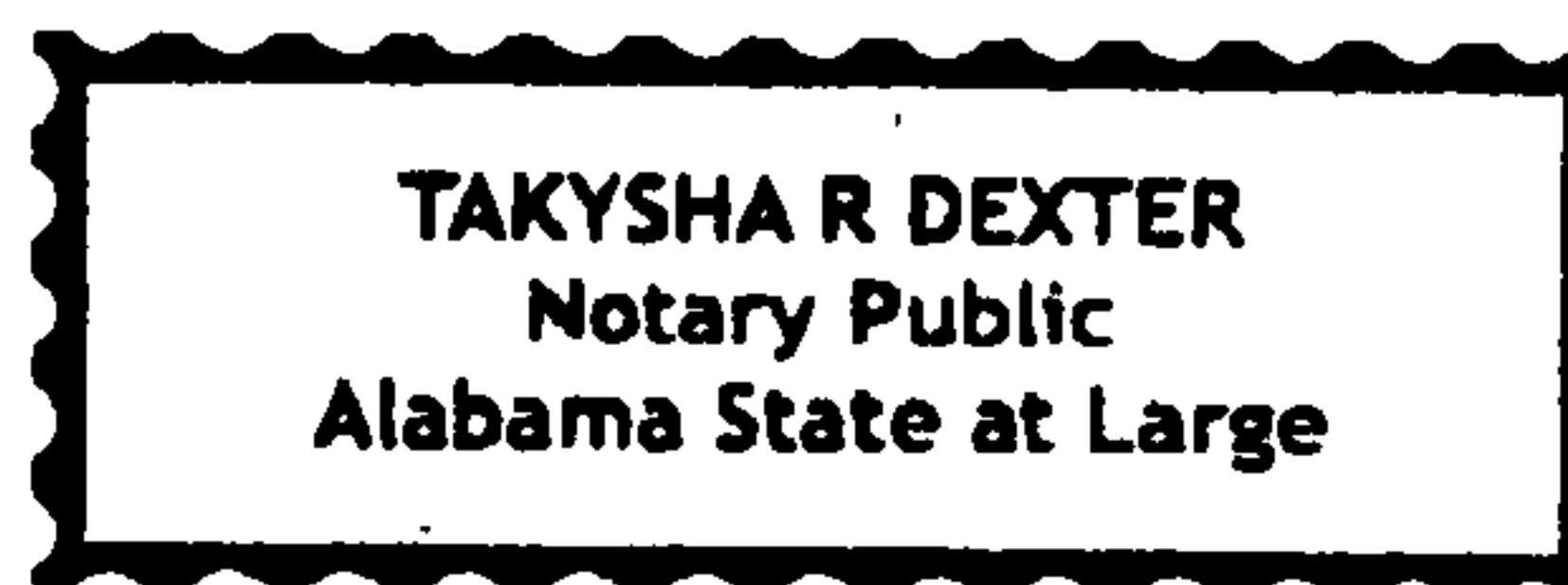
Karre Talley Carter
KARRE TALLEY CARTER, WHO ERRONEOUSLY ACQUIRED TITLE AS KARRE M. SELF

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that MARVIN DUANE SELF and KARRE TALLEY CARTER, 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 5th day of May, 2022.

Takysa R Dexter
Notary Public
Print Name: Takysa Dexter
My commission expires: 11/12/2025



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

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name	MARVIN DUANE SELF and KARRE TALLEY CARTER, WHO ERRONEOUSLY ACQUIRED TITLE AS KARRE M. SELF	Grantee's Name	MARVIN DUANE SELF and KARRE TALLEY CARTER
Mailing Address	401 Mooney Road Columbiana, AL 35051	Mailing Address	401 Mooney Road Columbiana, AL 35051
Property Address	401 Mooney Road Columbiana, AL 35051	Date of Sale	05/05/2022
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$15,250.00

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

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 5-5-2022Print Marvin Duane Self / Karre Talley Carter

Unattested

Sign Marvin Duane Self / Karre Talley Carter
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Escrow No.:1280429540

EXHIBIT 'A'
LEGAL DESCRIPTION

All that certain real property situated in the County of Shelby, State of AL, described as follows:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF COLUMBIANA, COUNTY OF SHELBY, STATE OF AL, DESCRIBED AS:

LOT 1, ACCORDING TO THE SURVEY OF SKYLINE SUBDIVISION, AS RECORDED IN MAP 22, PAGE 54, IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Assessor Parcel Number(s): 217361001002017



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2022 02:52:08 PM
\$33.00 CHERRY
20220510000192190

Allen S. Bayl