

20220511000192710  
05/11/2022 10:45:34 AM  
QCDEED 1/5

AFTER RECORDING RETURN TO:  
Vylla Title, LLC  
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110  
Plano, TX 75024  
File No. 101-10392369

MAIL TAX STATEMENTS TO:  
Courtney Foster and Andrew Foster  
105 Kentwood Lane  
Alabaster, AL 35007

This document prepared by:  
George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 23 2 10 3 002 023.000

This deed is being executed pursuant to that certain Final Decree of Divorce filed in DR-2016-900106 in the records of Shelby County State of Alabama insofar that Branson A. Isley, has no further interest in the above described property and that there is no money due and payable by the Grantor to the Grantee.

### QUITCLAIM DEED

STATE OF ALABAMA  
COUNTY OF SHELBY *Branson*

THIS DEED made and entered into on this 6 day of May, 2022 by and between Courtney Foster F/K/A Courtney Malcolm, a remarried woman, joined in execution by her spouse, Andrew Foster and ~~Brandon~~ Isley, an unmarried man who acquired title husband and wife, residing at 105 Kentwood Lane, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and Courtney Foster and Andrew Foster, wife and husband, for and during their joint lives and upon the death of either of them then to the survivor of them, residing at 105 Kentwood Lane, Alabaster, AL 35007, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of \$0.00, 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: 105 Kentwood Lane, Alabaster, AL 35007

Prior instrument reference: Document Number: 20100907000287930, Recorded: 09/07/2010

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 6 day of May, 2022

Courtney Foster F/K/A Courtney Malcolm  
Courtney Foster F/K/A Courtney Malcolm

Andrew Foster  
Andrew Foster

The State of Alabama  
Shelby County}

I, John Caldwell, the undersigned, a Notary Public in and for said County and State, hereby certify that Courtney Foster F/K/A Courtney Malcolm and Andrew Foster, whose name is 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.

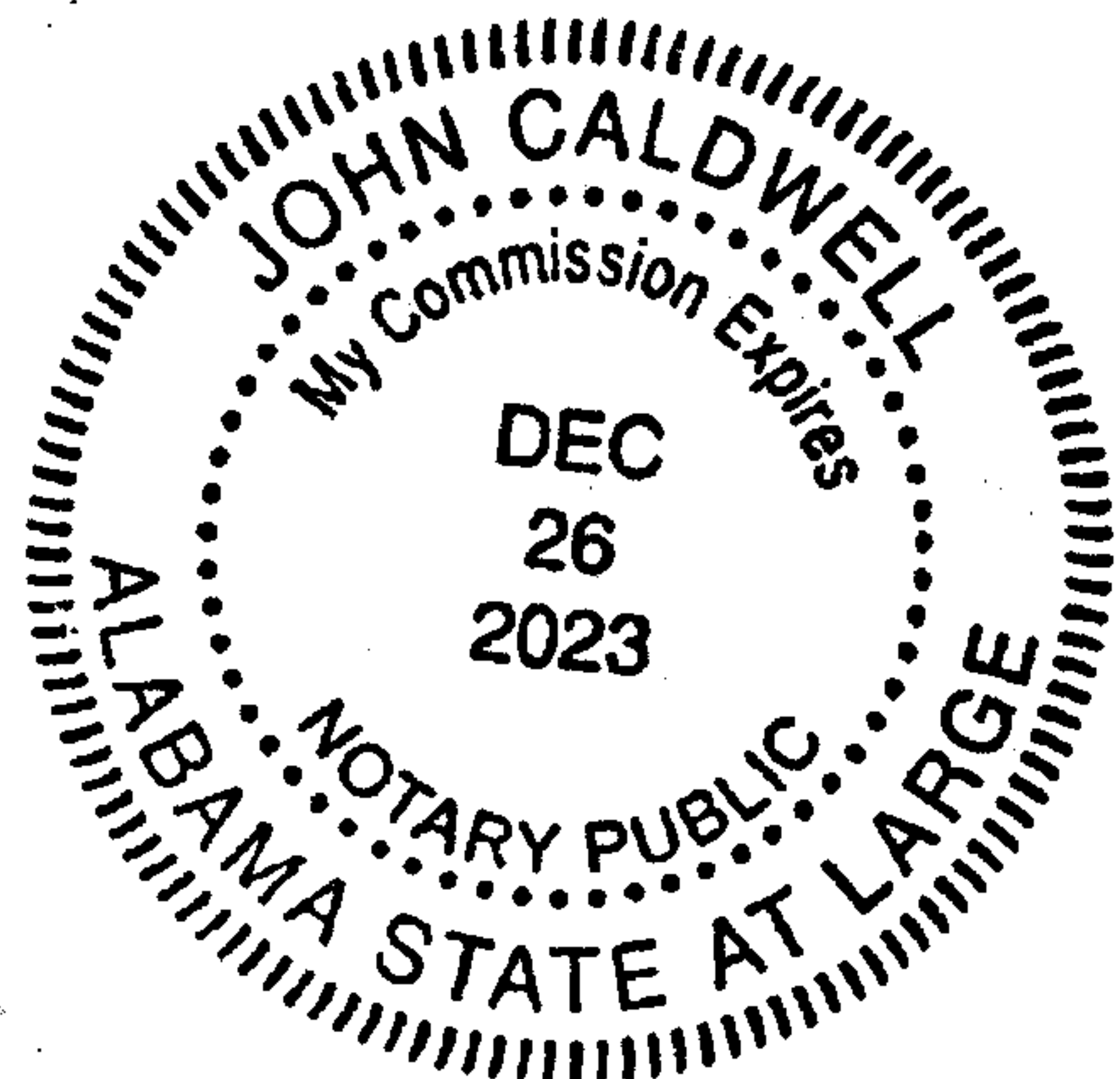
Given under my hand and seal this the 6 day of May, 2022

John Caldwell  
Notary Public

Print Name: John Caldwell

My commission expires: John Caldwell

**My Commission Expires  
12/26/2023**



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 6 day of May, 2022.

Brandon Isley  
Brandon Isley  
Attest Brandon

The State of Alabama  
Shelby County}

I, John Caldwell, the undersigned, a Notary Public in and for said County and State, hereby certify that Brandon Isley, whose name is 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 6 day of May, 2022

John Caldwell  
Notary Public

Print Name: John Caldwell

My commission expires: John Caldwell

**My Commission Expires  
12/26/2023**



**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following described real property situated in the County of Shelby, State of Alabama:

Lot 23, according to the Survey of Kentwood, as recorded in Map Book 16, Page 109, in the office of the Judge of Probate of Shelby County, Alabama.

BEING the same which The United States Department of Housing and Urban Development, also known as Secretary of Housing and Urban Development by Deed dated August 30, 2010 and recorded September 7, 2010 in the County of Shelby, State of Alabama in 20100907000287930 conveyed unto Courtney Malcolm and Branson Isley, husband and wife.

Parcel ID Number: 23 2 10 3 002 023.000

Property commonly known as: 105 Kentwood Lane, Alabaster, AL 35007





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/11/2022 10:45:34 AM  
 \$142.50 CHERRY  
 20220511000192710

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Courtney Foster F/K/A Courtney Malcolm,  
joined by her spouse, Andrew Foster and  
Brandon Isley  
 Mailing Address 105 Kentwood Lane  
Alabaster, AL 35007

Grantee's Name Courtney Foster and Andrew Foster  
 Mailing Address 105 Kentwood Lane  
Alabaster, AL 35007

Property Address 105 Kentwood Lane  
Alabaster, AL 35007

Date of Sale 05/06/2022  
 Total Purchase Price \$  
 or  
 Actual Value FULL VALUE/HALF VALUE  
\$ 212,800.00/106,400.00  
 or  
 Assessor's Market Value \$

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 **MONEY 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 5/6/22

Print Courtney Foster

Unattested  
 (verified by)

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