

20220512000194650
05/12/2022 11:11:50 AM
QCDEED 1/4

AFTER RECORDING RETURN TO:

Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10386782

MAIL TAX STATEMENTS TO:

Alan Brady
Amanda Glover Brady
15 South Forty Road
Alabaster, AL 35007

This document prepared by:
George Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
716-634-3405

Parcel ID No.: 22 4 18 0 000 002.016

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 4 day of May, 20 22, by and between **Alan Brady and Amanda Glover Brady F/K/A Amanda Glover, husband and wife, as joint tenants with right of survivorship**, a mailing address of 15 South Forty Road, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Alan Brady and Amanda Glover Brady, husband and wife, as joint tenants with right of survivorship**, a mailing address of 15 South Forty Road, Alabaster, AL 35007, 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:

Lot 15, according to the Survey of South Forty, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.


BEING the same which James S Tinney, II and Jerri Lynn Tinney by Deed dated June 26, 2007 and recorded July 6, 2007 in the County of Shelby, State of Alabama in 20070706000320320 conveyed unto Alan Brady and Amanda Glover, as joint tenants with right of survivorship.

Also known as: 15 South Forty Road, Alabaster, AL 35007

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 4 day of May, 2022.



Alan Brady

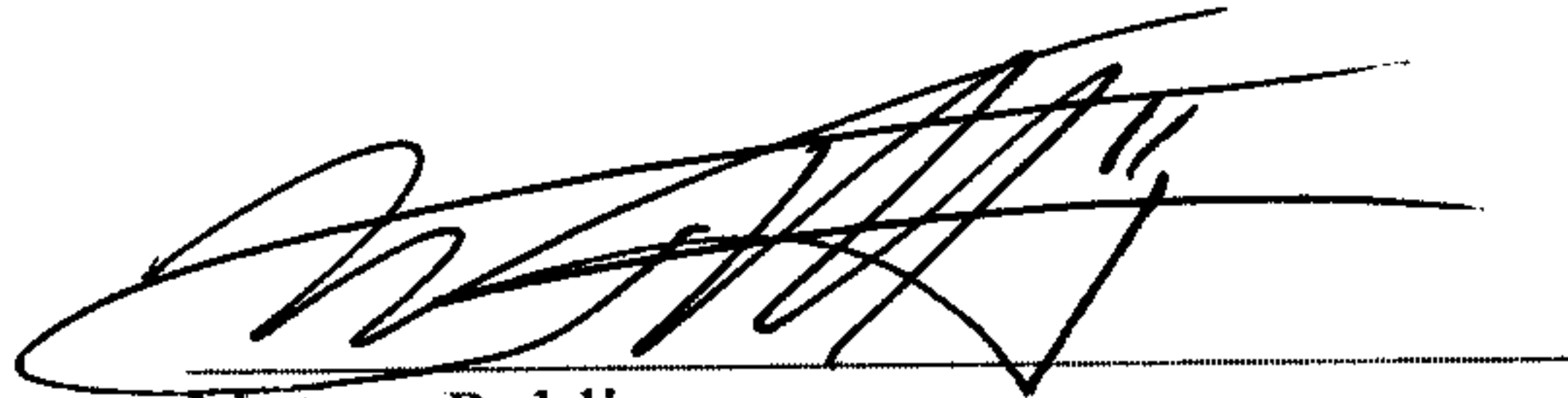


Amanda Glover Brady F/K/A Amanda Glover

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Alan Brady and Amanda Glover Brady F/K/A Amanda Glover, 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 4 day of May, 2022.



Notary Public
Print Name: William T. Middleton II
My commission expires: 9/24/2023

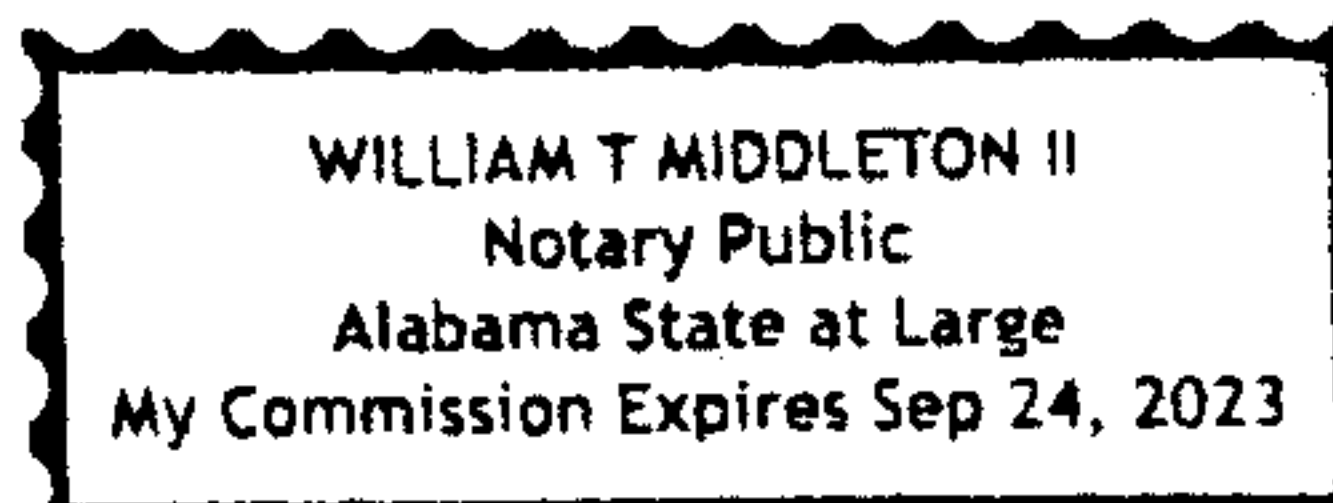


EXHIBIT "A"

The following described real estate situated in Shelby County, Alabama to-wit:

Lot 15, according to the Survey of South Forty, as recorded in Map Book 11, Page 102, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Grantor's Name Alan Brady and Amanda Glover Brady F/K/A Amanda Glover
 Mailing Address 15 South Forty Road
Alabaster, AL 35007

Grantee's Name Alan Brady and Amanda Glover Brady
 Mailing Address 15 South Forty Road
Alabaster, AL 35007

Property Address 15 South Forty Road
Alabaster, AL 35007
 Filed and Recorded Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 05/12/2022 11:11:50 AM
 \$33.00 JOANN
 20220512000194650

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 242,600

Alan S. Boyd

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

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 5-4-22

Print Alan Brady Amanda Glover Brady

Unattested

(verified by)

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