

20220617000243890
06/17/2022 10:12:08 AM
QCDEED 1/4

Prepared by:
John R Holliman
2491 Pelham Pkwy
Pelham, AL 35124

QUITCLAIM DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to me by Grantee, the receipt in full and sufficiency whereof is acknowledged, I, the undersigned Grantor, **Sharon C. Dupriest, an unmarried person, the homestead of the grantor**, hereby remise, release, quitclaim, grant, and convey all of our interest to Scott Dupriest, to the following described real property, situated in SHELBY County, Alabama, viz:

SEE ATTACHED EXHIBIT A LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT HEREIN ALSO KNOWN AS 133 Hickory Street, Maylene, 35114.

Subject to easements and restrictions of record, if any.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The drafter makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 3 day of

May, 2022.

Sharon Dupriest (SEAL)
Sharon Dupriest

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that Sharon C. Dupriest aka Sharon Dupriest, whose are signed to the foregoing conveyance and who are known to me, acknowledged before myself that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3 day of MAY, 2022.

John R. Holliman
Notary Public

For ad valorem tax purposes, mail to:

~~██████~~ SHON DUPRIEST
SCOTT
133 Hickory St
MAY LAKE AL 35114

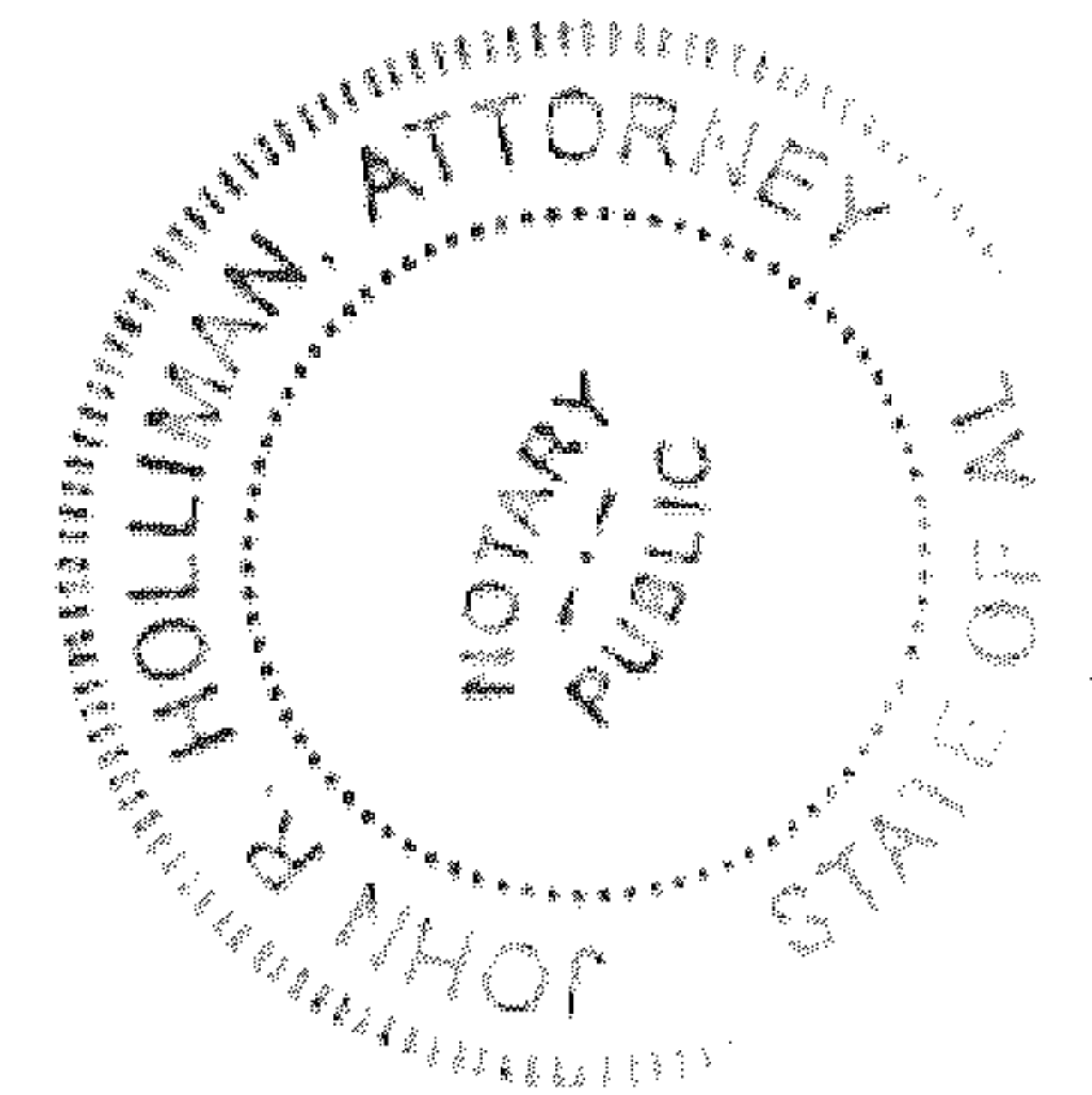


Exhibit A

Lot 31, according to Woodland Hills, 1st Phase, 2nd Sector, as recorded in Map Book 5, Page 137, in the Probate Office of Shelby County, Alabama.

Subject to the following:

1. Current taxes.
2. 35-foot building line, 7.5-foot easement on West and 5-foot easement on South for public utilities as shown by recorded map.
3. Restrictions as shown by recorded map.
4. Right of Way of Southern Bell Telephone & Telegraph Company as shown by instrument recorded in Volume 279, Page 780, in the aforesaid Probate Office.

Source of Title: Book 283 at Page 285

Real Estate Sales Validation Form

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

Grantor's Name Sharon Dupriest
 Mailing Address 1515D King James Dr.
Alabaster, AL 35007

Grantee's Name Scott Dupriest
 Mailing Address 133 Hickory St.
Maylene, AL 35114

Property Address 133 Hickory St.
Maylene, AL 35114

Date of Sale 03/03/2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 159,100

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/17/2022 10:12:08 AM
 \$190.50 JOANN
 20220617000243890



...e 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 3/3/22

Print _____

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1