

20220621000247110  
06/21/2022 08:10:06 AM  
QCDEED 1/5

**After Recording Return:** )  
Stewart )  
500 N. Broadway, Suite 900 )  
St. Louis, MO 63102 )  
  
**Mail Tax Statements To:** )  
Kristy Lee Joslin )  
264 Polo Downs )  
Chelsea, AL 35043 )  
)  
)

-----Above This Line Reserved For Official Use Only-----

**STATE OF ALABAMA**  
**SHELBY COUNTY**

*Purchase*

**Property Tax ID#:** 09-7-26-1-002-036-000  
**File #:** PMCREF22461451

## **QUITCLAIM DEED**

**KNOW ALL MEN BY THESE PRESENTS,** We, WALTER KENDRICK JOSLIN and former spouse, KRISTY LEE JOSLIN, whose address is 264 Polo Downs, Chelsea, AL 35043, (hereinafter called Grantors), for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to KRISTY LEE JOSLIN, an unmarried person, whose address is 264 Polo Downs, Chelsea, AL 35043, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

**SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"**

Parcel ID: 09-7-26-1-002-036-000  
Commonly known as: 264 Polo Downs, Chelsea, AL 35043

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 14 day of May, 2022

WITNESSES:

Kirsten Williams  
Witness

Kirsten Williams  
Print Name

McKenzie Cox  
Witness

McKenzie Cox  
Witness

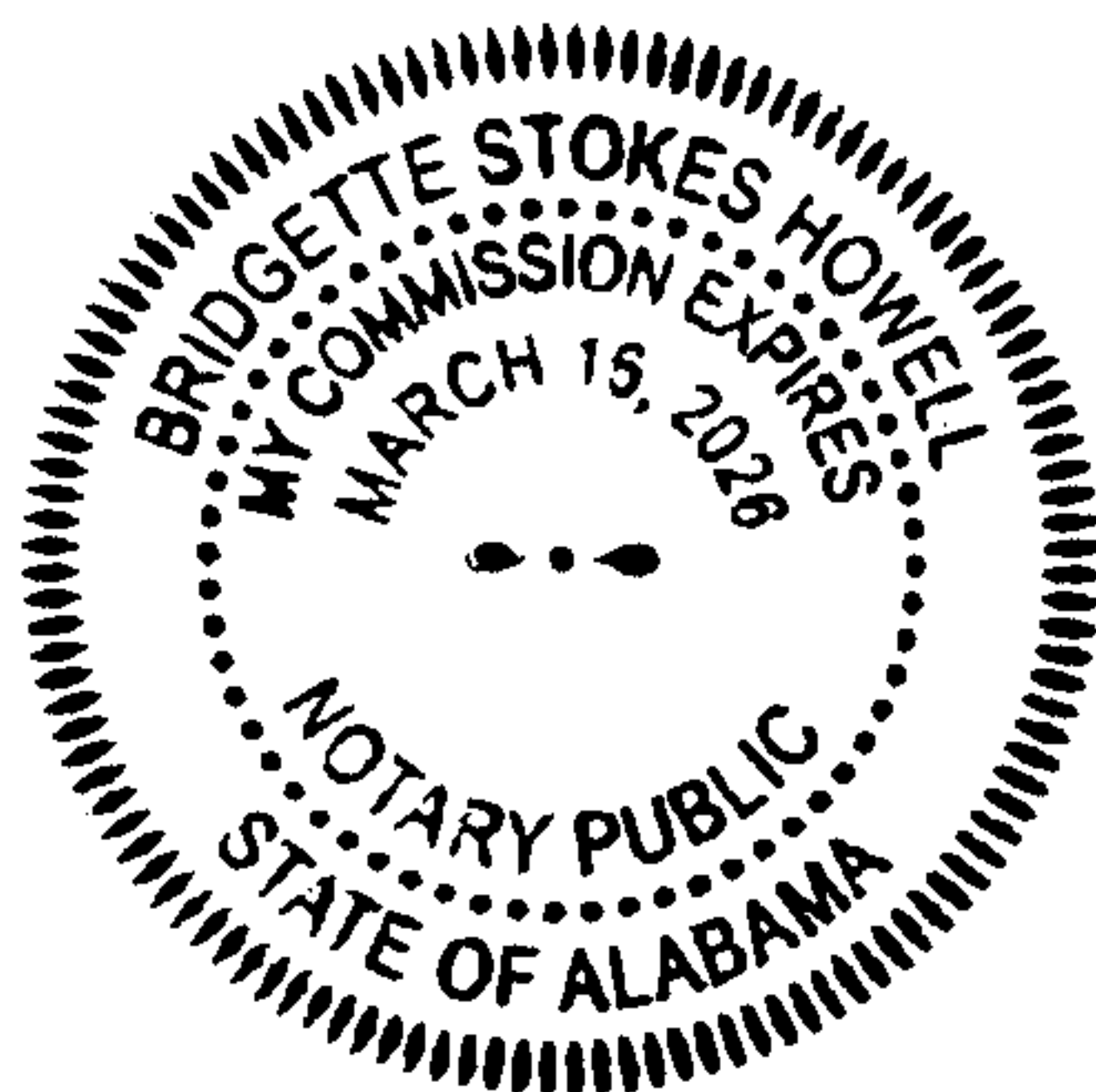
[Signature]  
WALTER KENDRICK JOSLIN

STATE OF ALABAMA }

COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WALTER KENDRICK JOSLIN, 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 16<sup>th</sup> day of May, 2022



Bridgette Howell  
NOTARY PUBLIC  
Print Name Bridgette Howell  
My Commission Expires: 3-16-26

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 16<sup>th</sup> day of May, 2022

WITNESSES:

[Signature]  
Witness

Kristy Lee Joslin  
KRISTY LEE JOSLIN

Charles H. Dunn  
Print Name

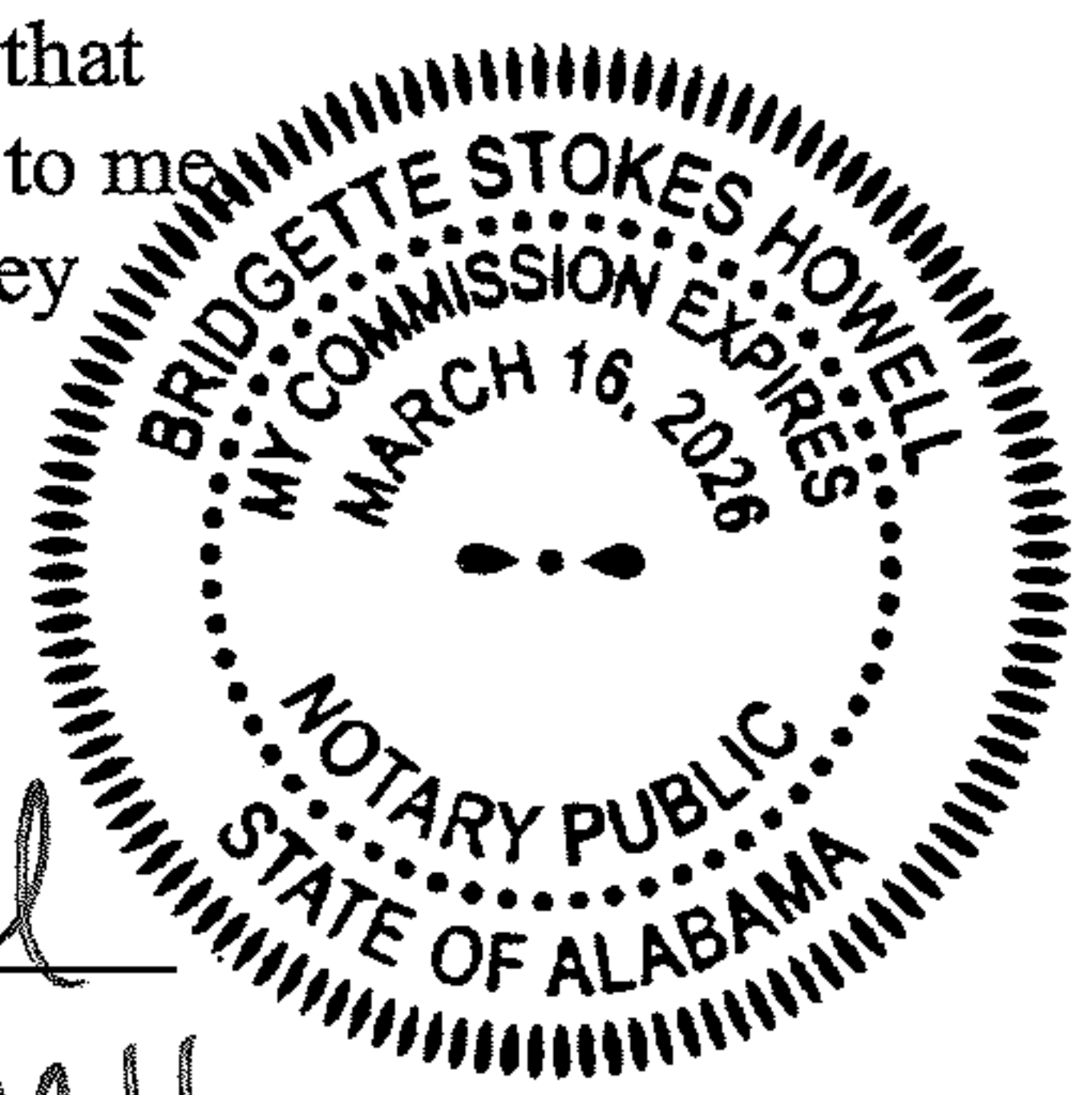
[Signature]  
Witness

Caleb A Faulkner  
Witness

STATE OF ALABAMA }  
COUNTY OF Jefferson }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KRISTY LEE JOSLIN, 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 16<sup>th</sup> day of May, 2022



Bridgette Howell  
NOTARY PUBLIC  
Print Name Bridgette Howell  
My Commission Expires: 3-16-26

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**This Document Prepared By:**  
Angelina Whittington, Esquire  
840 West Sam Houston Pkwy, Ste. 300  
Houston, TX 77024

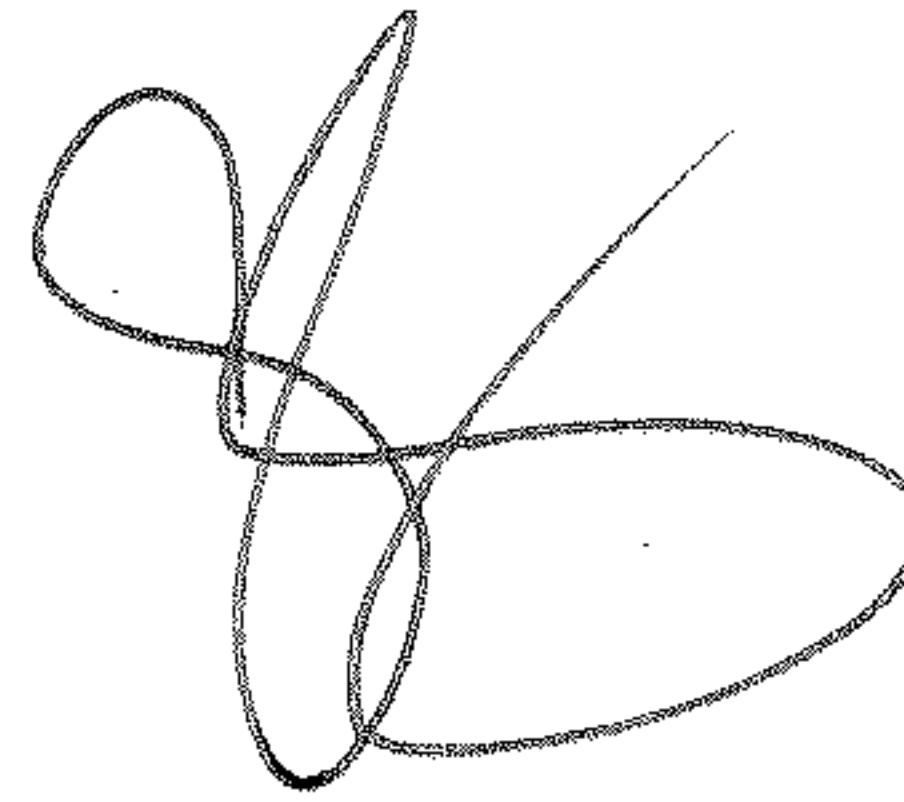
**EXHIBIT "A"**

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

Lot 133, according to the Survey of Polo Crossings Sector 1, as recorded in Map Book 39, Page 41, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Walter Kendrick Joslin and Kristy Lee Joslin by Corporation Warranty Deed from Ridge Crest Homes, LLC, dated September 24, 2018, recorded on September 25, 2018 as Instrument 20180925000340910. of official record of Shelby County, Alabama

Parcel Number: 09-7-26-1-002-036-000

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

### Real Estate Sales Validation Form

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

Grantor's Name Walter Kendrick Joslin &  
Mailing Address Kristy Lee Joslin  
264 Polo Downs  
Chelsea, AL 35043

Grantee's Name Kristy Lee Joslin  
Mailing Address 264 Polo Downs  
Chelsea, AL 35043

Property Address 264 Polo Downs  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 153,950.00

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/21/2022 08:10:06 AM  
\$188.00 JOANN  
20220621000247110



*Alvin 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 06/03/2022

Print Kristy Lee Joslin

Unattested Kristin M. Wilkerson  
(verified by)

Sign Kristy Lee Joslin  
(Grantor/Grantee/Owner/Agent) circle one

