

20220705000265560
07/05/2022 01:47:57 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2162775

MAIL TAX STATEMENTS TO:

William J. Heacock, Jr. and Carolyn J. Heacock
208 Lime Creek Lane
Chelsea, AL 35043

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 154172003009000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 24th day of June, 2022, by and between **William J. Heacock, Jr., a married man, joined by his spouse, Carolyn J. Heacock**, residing at 208 Lime Creek Lane, Chelsea, AL 35043, hereinafter referred to as Grantor(s) and **William J. Heacock, Jr. and Carolyn J. Heacock, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 208 Lime Creek Lane, Chelsea, AL 35043, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$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: 208 Lime Creek Lane, Chelsea, AL 35043

Prior instrument reference: Instrument Number: 20060615000285180, Recorded: 06/15/2006

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 24th day of June, 2022.

William J. Heacock, Jr.
William J. Heacock, Jr.

Carolyn J. Heacock
Carolyn J. Heacock

The State of Alabama
Shelby County}

I, Emmanuel A. Reese, the undersigned, a Notary Public in and for said County and State, hereby certify that William J. Heacock, Jr. and Carolyn J. Heacock, 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 24th day of June, 2022

Emmanuel A. Reese
Notary Public

Print Name: Emmanuel A. Reese

My commission expires: 6/18/24

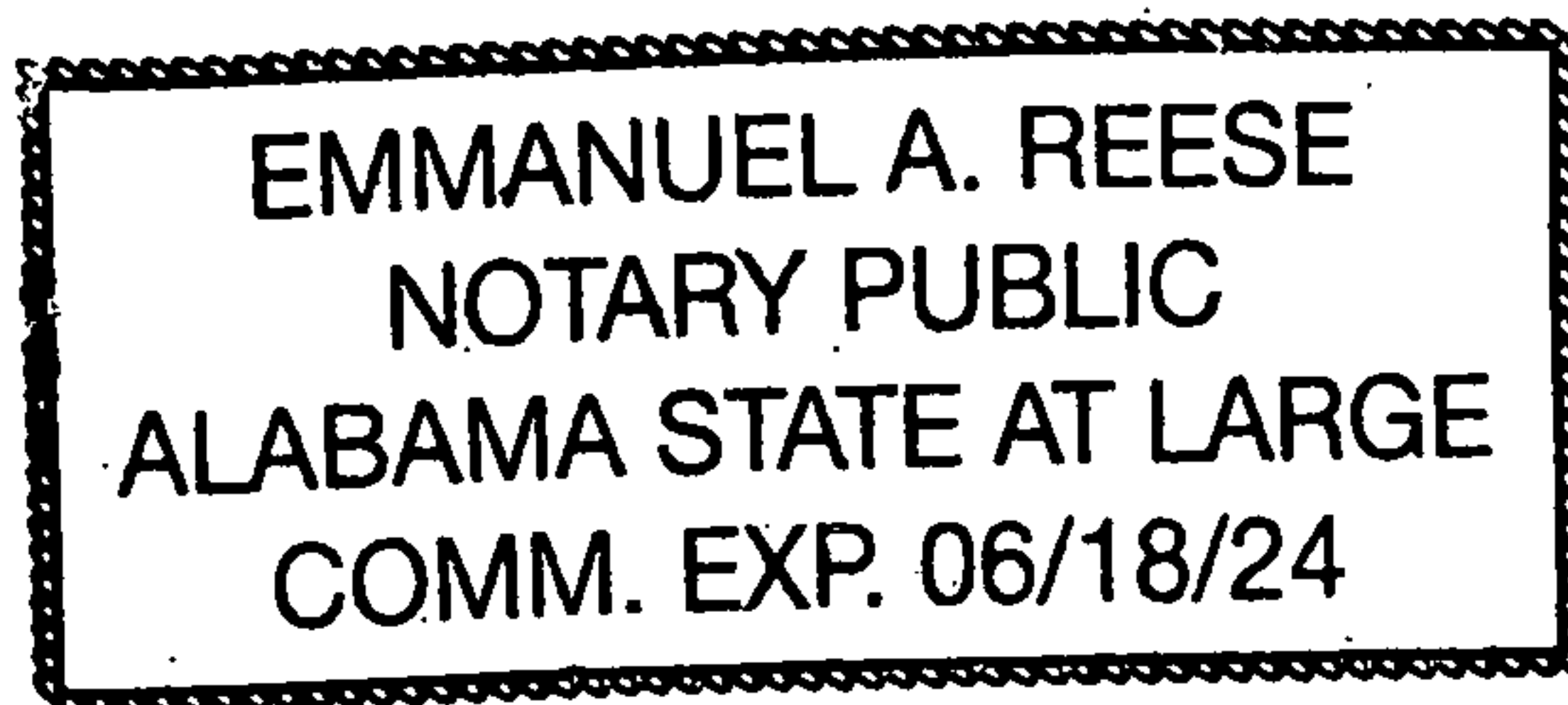


EXHIBIT A
LEGAL DESCRIPTION

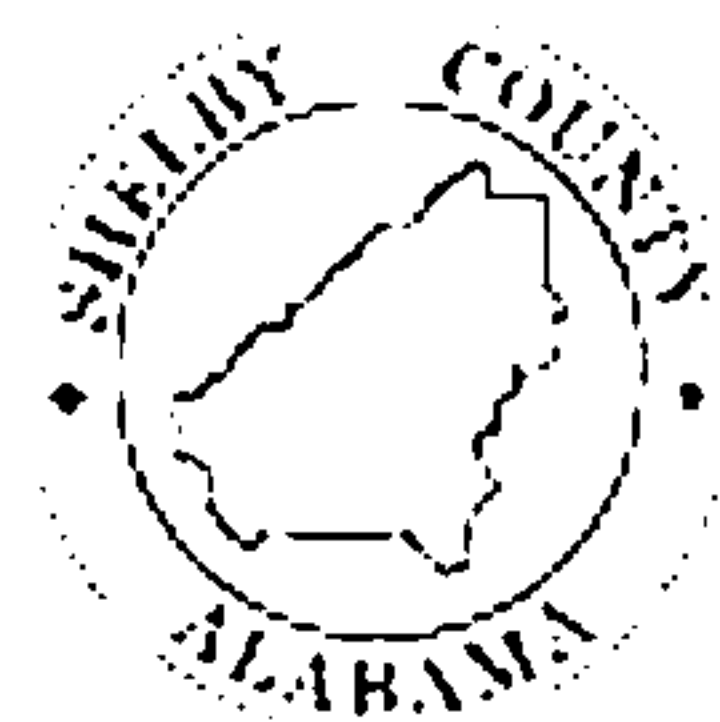
The Land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 9, according to the Final Plat Lime Creek at Chelsea Preserve, Sector 2, as recorded in Map Book 34, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama.

Being the same property as conveyed from Earl Niven Enterprises Inc., a corporation, by its President, Samuel Earl Niven, Jr. to William J. Heacock, Jr. as set forth in Deed Instrument #20060615000285180 dated 06/12/2006, recorded 06/15/2006, SHELBY County, ALABAMA.

Parcel ID Number: 154172003009000

Property commonly known as: 208 Lime Creek Lane, Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2022 01:47:57 PM
\$155.50 BRITTANI
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Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name William J. Heacock, Jr., joined by his spouse, Carolyn J. Heacock
Mailing Address 208 Lime Creek Lane
Chelsea, AL 35043

Grantee's Name William J. Heacock, Jr. and Carolyn J. Heacock
Mailing Address 208 Lime Creek Lane
Chelsea, AL 35043

Property Address 208 Lime Creek Lane
Chelsea, AL 35043

Date of Sale 6-24-2022
Total Purchase Price \$1.00

or
Actual Value \$124,100.00 being half of
or assessed value:

Assessor's Market Value \$ 248,200.00

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
☐ 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 6-30-2022

Print Kimberly Ann Protch

☐ Unattested

(verified by)

Sign

Kimberly Ann Protch

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1