

Commitment Number: 29853999
Seller's Loan Number: 4006832028

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
23-2-10-1-001-001.105

QUITCLAIM DEED

Cedrick L. Thomas and wife, **Cynthia D. Thomas, N/K/A Cynthia D. Kemp Thomas**, whose mailing address is **120 Summer Hill Dr., Alabaster, AL 35007**, hereinafter grantors, for \$75,000.00 (Seventy Five Thousand Dollars and Zero Cents) in consideration paid, grant and quitclaim to **Cynthia D. Kemp Thomas**, separated, hereinafter grantee, whose tax mailing address is **120 Summer Hill Dr., Alabaster, AL 35007**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

SITUATED IN THE COUNTY OF SHELBY AND STATE OF ALABAMA. LOT 63-B. ACCORDING TO THE SURVEY OF SUMMERBROOK, SECTOR 5, PHASE 6, AS RECORDED IN MAP BOOK 23, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SOURCE OF TITLE: INSTRUMENT # 1998-51986
Property Address is: 120 Summer Hill Dr., Alabaster, AL 35007

Prior instrument reference: **1998-51986**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 4/8, 2022.

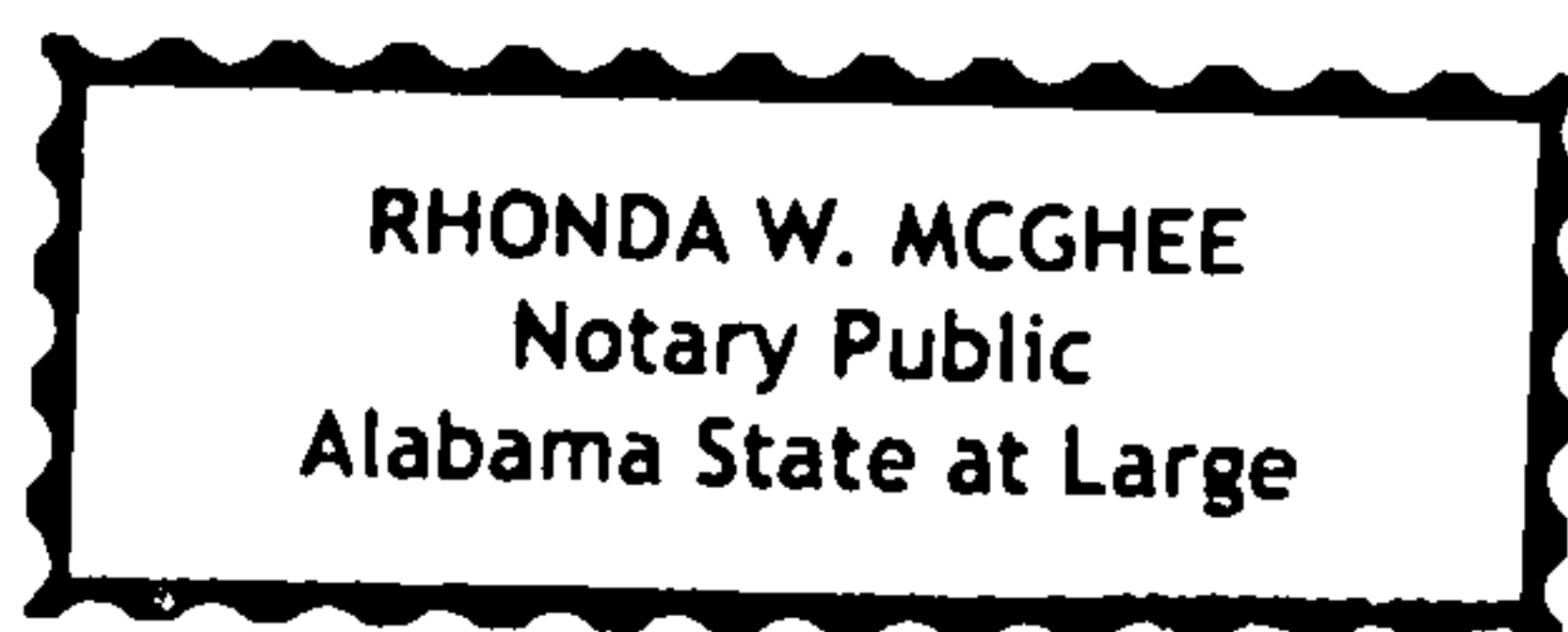

Cedrick L. Thomas

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Cedrick L. Thomas** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 8 day of April, 2022

Rhonda W. McGhee
Notary Public Rhonda W. McGhee



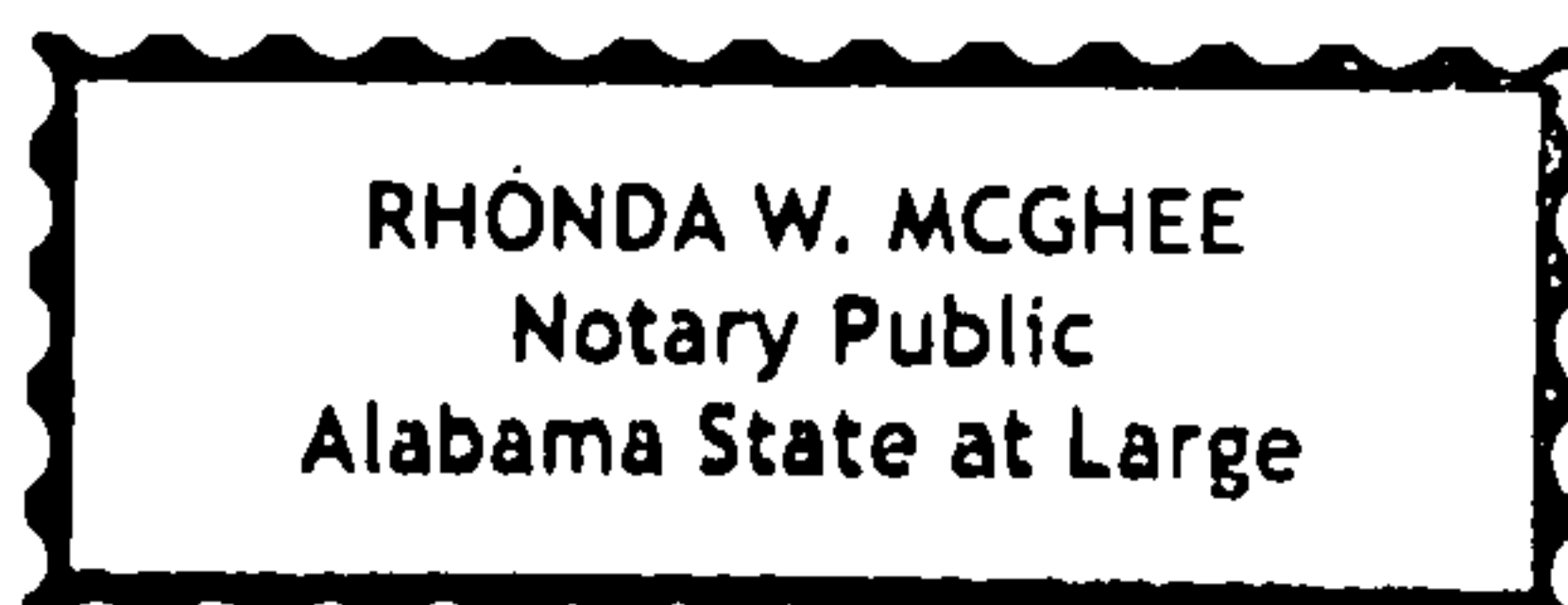
Cynthia D Thomas N/K/A Cynthia D Kemp Thomas
Cynthia D. Thomas, N/K/A Cynthia D. Kemp Thomas

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Cynthia D. Thomas, N/K/A Cynthia D. Kemp Thomas** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 8 day of April, 2022

Rhonda W. McGhee
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name	Cedrick L. Thomas and Cynthia D. Thomas, N/K/A Cynthia D. Kemp Thomas	Grantee's Name	Cynthia D. Kemp Thomas
Mailing Address	120 Summer Hill Dr., Alabaster, AL 35007	Mailing Address	120 Summer Hill Dr., Alabaster, AL 35007
Property Address	120 Summer Hill Dr., Alabaster, AL 35007	Date of Sale	
		Total Purchase Price	75,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$19820.00

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	☐ Appraisal
☐ Sales Contract	☐ Other
☐ Closing Statement	

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 04/08/2022

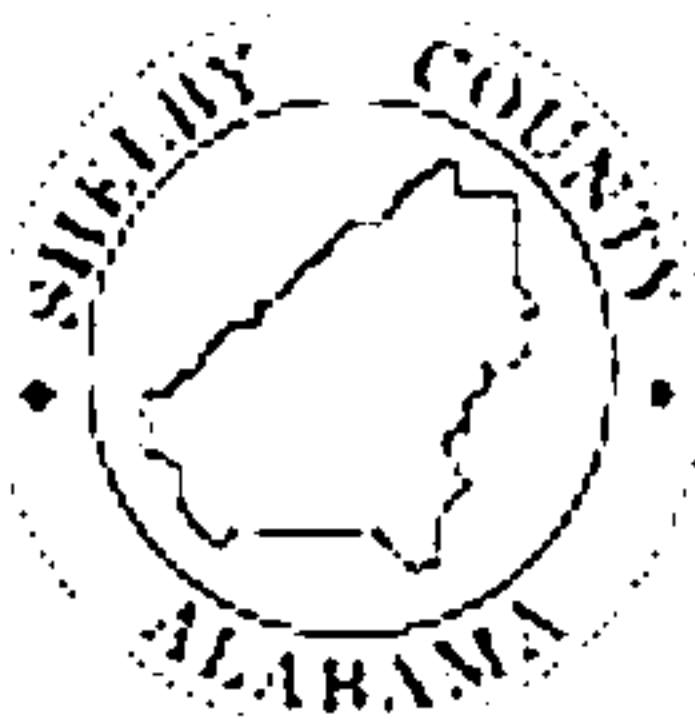
Print Cynthia D. Kemp Thomas

Unattested

Sign Cynthia D. Kemp Thomas
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/05/2022 02:22:43 PM
\$107.00 BRITTANI
20220705000265940

Allen S. Boyd