

**After Recording Return &
Mail Tax Statements To:**
Michael Lumpkin
17 Eddings Lane,
Alabaster, AL 35007
PREPARED BY: BRAD COTLER

)))))))))))

SOURCE OF TITLE # 20120723000264590.

QUITCLAIM DEED

Page 1 of 3

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 8 day of July, 2022.

WITNESSES:

Witness

Print Name

Witness

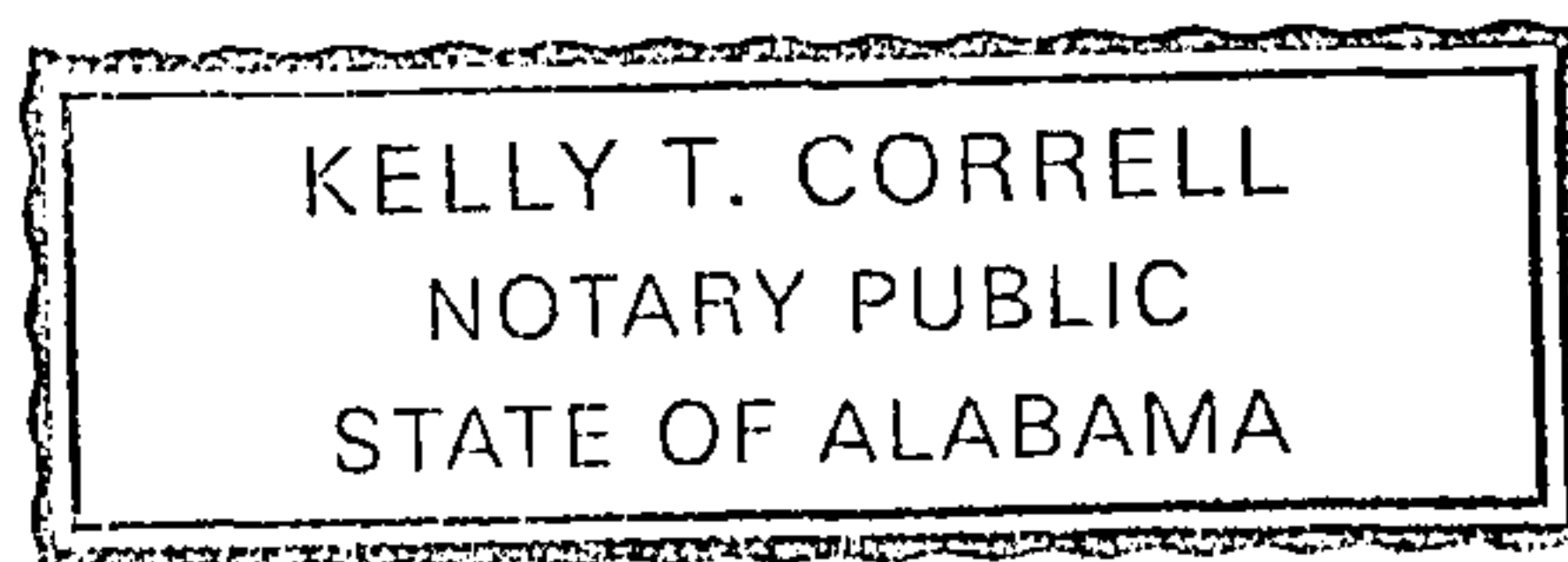
Witness

STATE OF Alabama

COUNTY OF Shelby
Kelly T. Correll

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael Lumpkin AKA Mike L. Lumpkin and Brooke Lumpkin 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 8 day of July, 2022.



Kelly T Correll
NOTARY PUBLIC
Print Name Kelly T. Correll
My Commission Expires: 9-15-24

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 the County of Shelby, and State of Alabama, to-wit:

Lot 17, according to the survey of Monte Tierra - 1st Addition as recorded in Map Book 6, Page 93, in the Probate Office of 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 Michael Lumpkin and Brooke Lumpkin
 Mailing Address 17 Eddings Lane
Alabaster, AL 35007

Grantee's Name Michael Lumpkin, a married man
 Mailing Address 17 Eddings Lane
Alabaster, AL 35007

Property Address 17 Eddings Lane
Alabaster, AL 35007

Date of Sale 07/08/2022

Total Purchase Price \$ 0.00

or

Actual Value \$ 152,300.00 (76,150.00)

or

Assessor's Market Value \$ 0.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/20/2022 08:05:57 AM
 \$108.50 JOANN
 20220720000284940



The purchase price or actual value *Alvin S. Byrd* 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 Quit Claim Deed

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 07/19/2022

Print Randi Meyer

☐ Unattested

(verified by)

Sign

Randi Meyer

(Grantor/Grantee/Owner/Agent) circle one