

20220811000314650
08/11/2022 02:55:29 PM
DEEDS 1/3

Send tax notice to:
Shirley B. Bryant and Leah Waller
3018 Crossings Drive
Hoover, AL 35242

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

QUITCLAIM DEED – Joint Tenants with Right of Survivorship

Note: This conveyance was prepared without the benefit of a title search.

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid to each, the receipt and sufficiency of which is hereby acknowledged, **Shirley B. Bryant**, an unmarried individual (hereinafter referred to as “Grantor”), does hereby remise, release, quitclaim, grant, sell, and convey unto **Shirley B. Bryant and Leah Waller**, as joint tenants with right of survivorship (hereinafter referred to as “Grantees”), all of Grantor’s right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

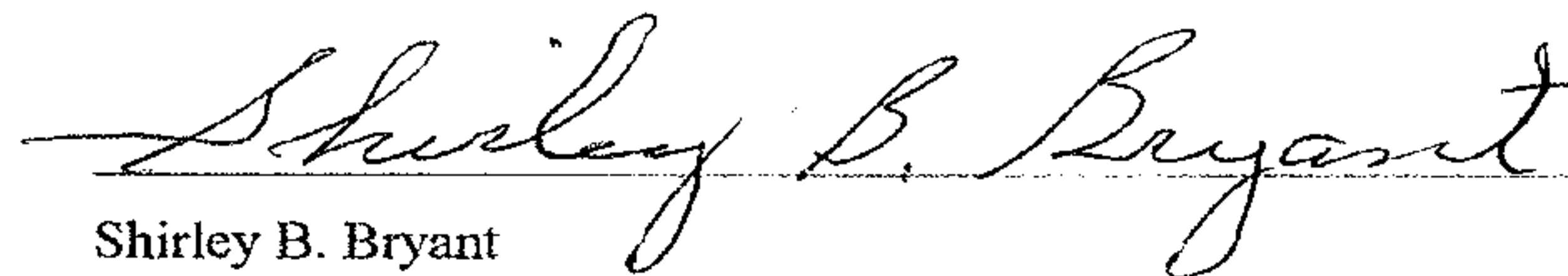
Lot 28A, according to the Resurvey of Lot 19 through 23, Lots 27 through 32, Caldwell Crossings as recorded in Map Book 29, Page 102, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

[Signature and Acknowledgement Pages to Follow]

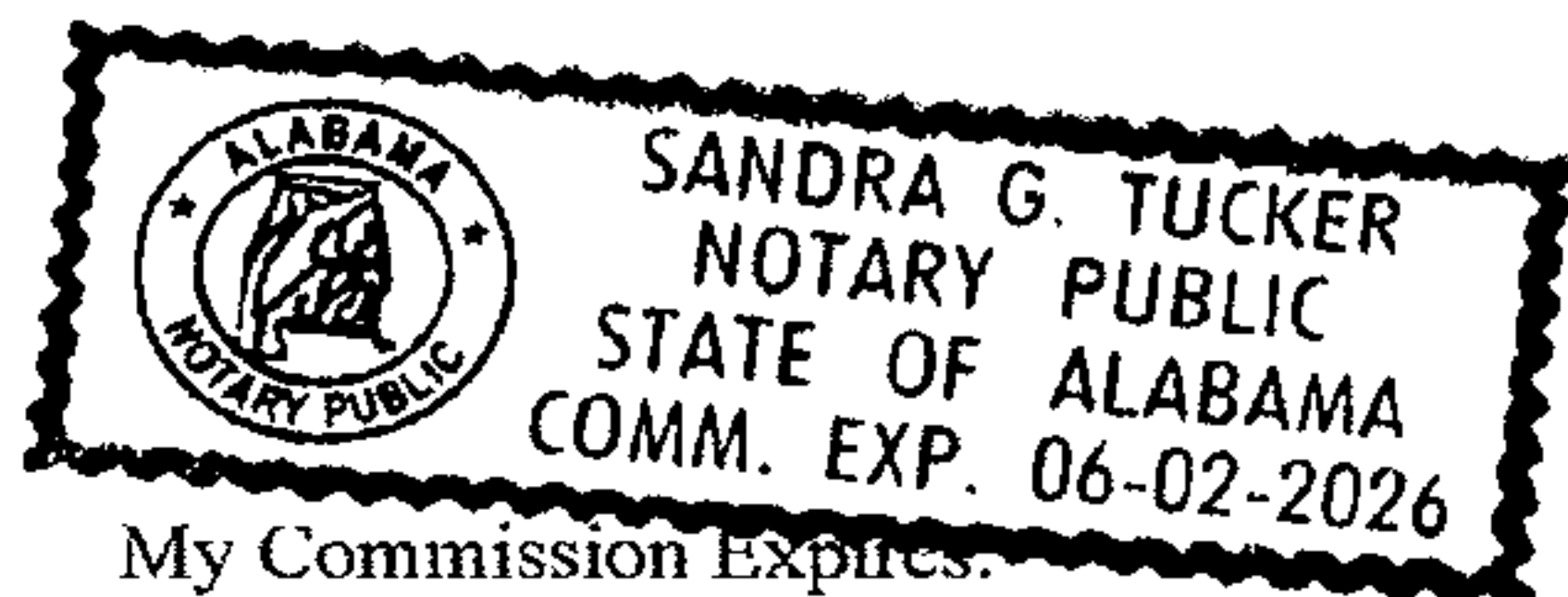
IN WITNESS WHEREOF, we have hereunto set our hand and seal this 23 day of July 2022.


Shirley B. Bryant


STATE OF ALABAMA
COUNTY OF Talladega

I, the undersigned Notary Public in and for said County and State, hereby certify that Shirley B. Bryant 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 the same bears date.

Given under my hand and official seal this 23 day of July, 2022.



My Commission Expires.


Notary Public

QUITCLAIM DEED

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Shirley B. Bryant
Mailing Address 3018 Crossings Dr.
Bham, AL 35242Property Address:
3018 Crossings Dr.
Bham, AL 35242Grantee's Name Shirley B. Bryant + Leah Waller
Mailing Address 3018 Crossings Dr.
Bham, AL 35242Date of Sale 7/23/22

Total Purchase Price _____

Or

Actual Value \$ 1

Or

Assessor's Market Value \$ 298,000The 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☐ Appraisal
☐ Other: _____☐ Closing StatementIf 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 7/23/22

Print: Daniel Odrezin

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/11/2022 02:55:29 PM
\$326.00 BRITTANI
20220811000314650

Allison S. Byrd

Form RT-1