

PRO122370

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**QUITCLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT MATTHEW POLLARD and JENNIFER RENEE POLLARD, formerly known as JENNIFER RENEE LILLY, husband and wife (together herein, "Grantors"), whose address is 4634 Burningtree Lane, Pelham, AL 35124, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby REMISES, RELEASES, QUITCLAIMS AND CONVEYS to MATTHEW POLLARD and JENNIFER RENEE POLLARD, husband and wife (together herein, "Grantees"), as joint tenants with right of survivorship, whose address is 4634 Burningtree Lane, Pelham, AL 35124, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 4634 Burningtree Lane, Pelham, AL 35124

SOURCE OF TITLE: Instrument Number 20210107000011720

PROPERTY ID: 11 7 36 3 000 020.000

REAL PROPERTY TAX: \$ 0.00 due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs and assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 29 day of JULY, 2022

GRANTOR:

Matthew Pollard (SEAL)  
Matthew Pollard

STATE OF ALABAMA  
COUNTY OF SHELBY

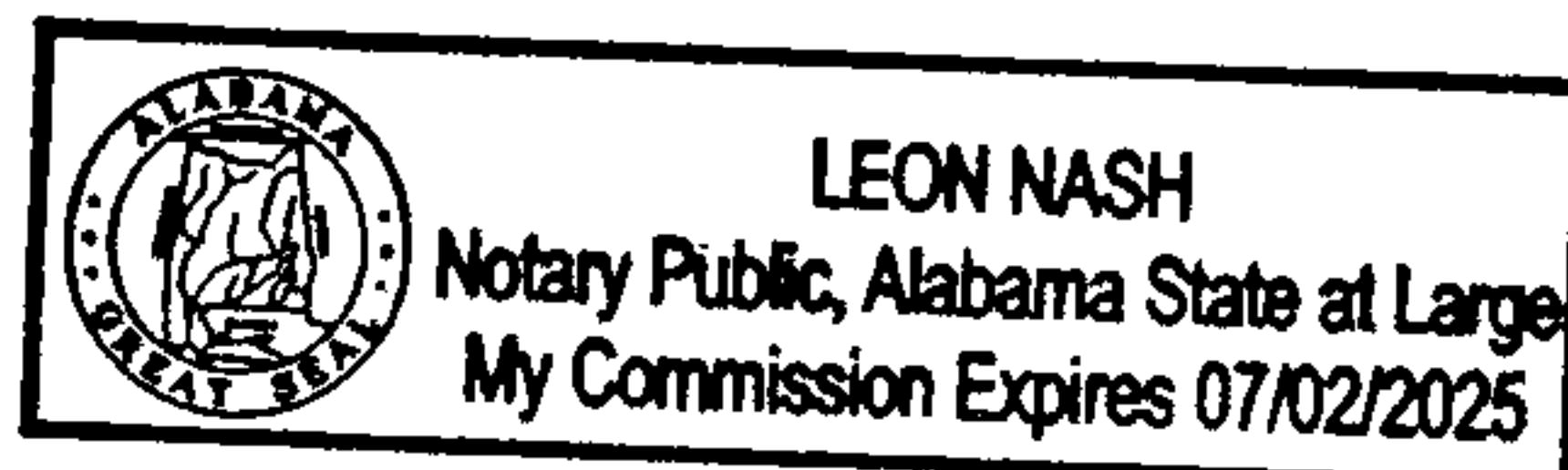
I, LEON NASH, the undersigned Notary Public in and for said State and County, hereby certify that Matthew Pollard, a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of JULY, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 07/02/2025



**GRANTOR:**

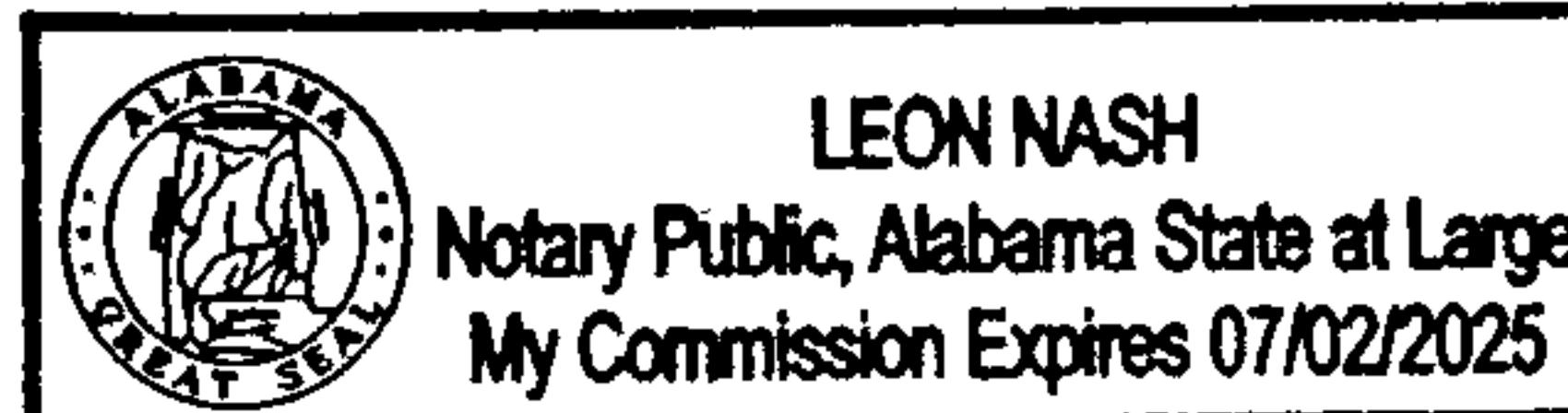
Jennifer Renee Pollard  
formerly known as Jennifer Renee (SEAL)  
Jennifer Renee Pollard, formerly known as  
Jennifer Renee Lilly

STATE OF ALABAMA  
COUNTY OF SHELBY

I, LEON NASH, the undersigned Notary Public in and for said State and County, hereby certify that Jennifer Renee Pollard, formerly known as Jennifer Renee Lilly, a married woman, 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of JULY, 2022.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: 07/02/2025

This instrument was prepared by:

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

The Grantee's address is:

MATTHEW POLLARD  
JENNIFER RENEE POLLARD  
4634 BURNINGTREE LANE  
PELHAM, AL 35124

When recorded, please mail to:

~~KRISTEN BRITTON~~  
~~MADISON SETTLEMENT SERVICES~~  
~~BALTIMORE, LLC~~  
~~532 BALTIMORE BLVD., SUITE 103~~  
~~WESTMINSTER, MD 21157~~

Madison Settlement Services  
1219 Mt. Aetna Road  
Suite 303  
Hagerstown, MD 21742

**EXHIBIT A**

[Legal Description]

All the following described real estate situated in Shelby County, Alabama, to wit:

Lot 3, Block 6, according to the Survey of WOODDALE, Third Sector as recorded in Map Book 5, Page 133, in the Probate Office of Shelby County, Alabama.

Commonly Known As: 4634 Burningtree Lane, Pelham, AL 35124

Parcel Number(s): 11 7 36 3 000 020.000

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

## Real Estate Sales Validation Form

PRD122370

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

Grantor's Name Matthew Pollard  
 Mailing Address Jennifer Renee Lilly  
4634 Burningtree Lane  
Pelham, AL 35124

Grantee's Name Matthew Pollard  
 Mailing Address Jennifer Renee Pollard  
4634 Burningtree Lane  
Pelham, AL 35124

Property Address 4634 Burningtree Lane  
Pelham, AL 35124

Date of Sale July 29, 2022  
 Total Purchase Price \$ 10.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 20,480.00

This Deed IS TO REFLECT name  
change of Jennifer Pollard.

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 QUITCLAIM 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 07/29/2022

Print MATTHEW POLLARD AND  
JENNIFER RENEE LILLY

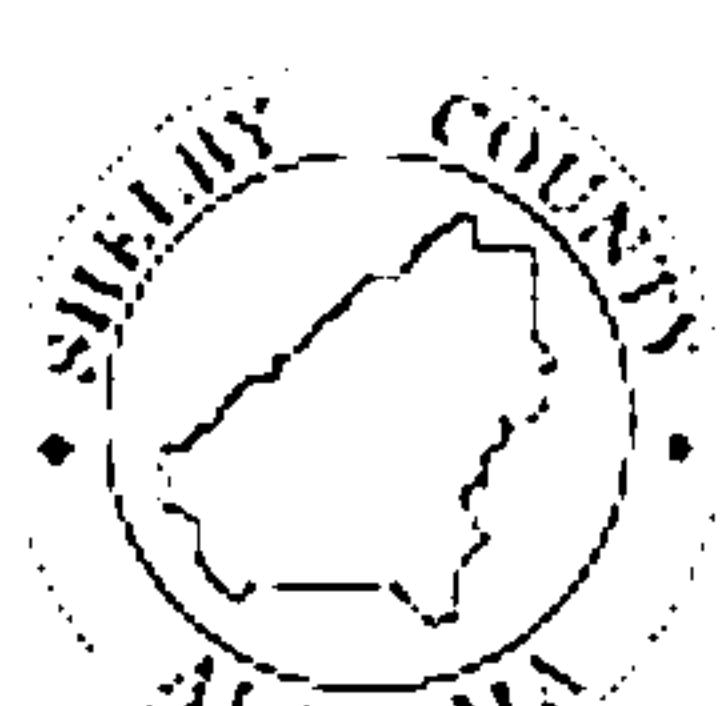
Sign Matthew Pollard Jennifer Renee Pollard  
 (Grantor/Grantee/Owner/Agent) circle one JRP

Unattested

(verified by)

Print Form

Form RT-1



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/09/2022 08:18:51 AM  
 \$36.00 JOANN  
 20220909000350960

*Allen S. Bayl*