

20221006000382290
10/06/2022 02:13:23 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280503858

MAIL TAX STATEMENTS TO:
Courtnei McDaniel and Rodney Dewayne McDaniel
217 Kenniston Dale
Pelham, AL 35124

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 14 8 27 3 004 035.000

QUITCLAIM DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

THIS DEED made and entered into on this 2 day of October, 2022 by and between Courtnei McDaniel, a married woman, joined in execution by her spouse, Rodney Dewayne McDaniel, residing at 217 Kenniston Dale, Pelham, AL 35124, hereinafter referred to as Grantor(s) and Courtnei McDaniel and Rodney Dewayne McDaniel, wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them, residing at 217 Kenniston Dale, Pelham, AL 35124, 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.

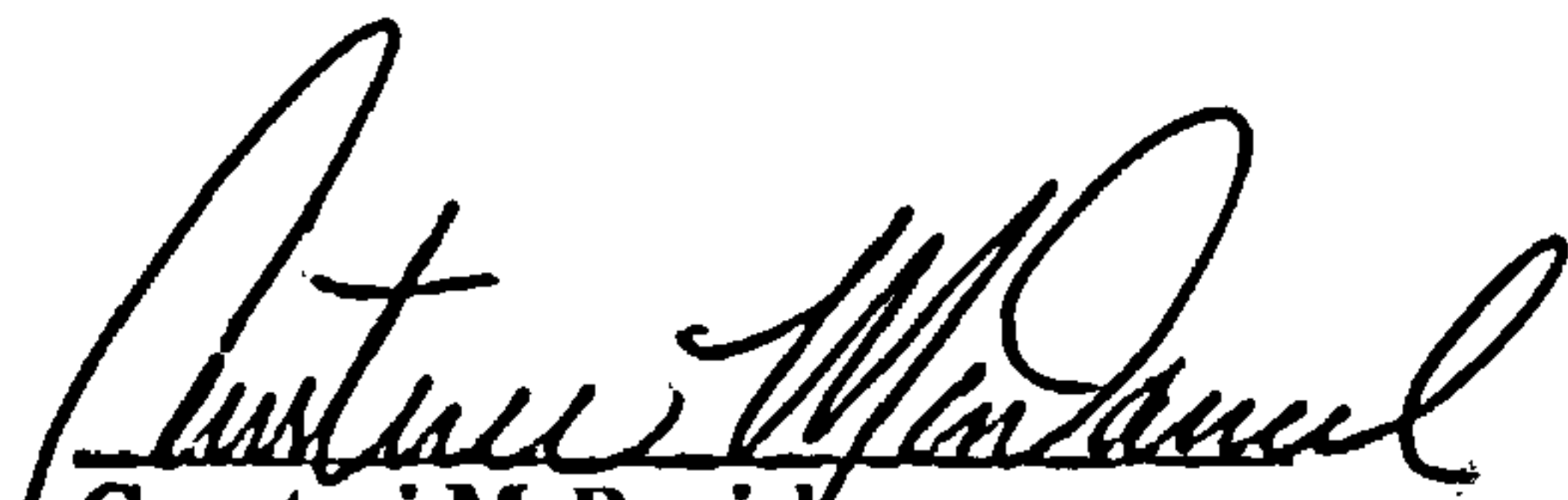
Also known as: 217 Kenniston Dale, Pelham, AL 35124

Prior instrument reference: Instrument Number: 20190123000023700, Recorded: 01/23/2019

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 2 day of October, 2022


Courtnei McDaniel


Rodney Dewayne McDaniel

The State of Alabama
Shelby County}

I, John Caldwell, the undersigned, a Notary Public in and for said County and State, hereby certify that Courtnei McDaniel and Rodney Dewayne McDaniel, 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 2 day of October, 2022


Notary Public
Print Name: John Caldwell
My commission expires: John Caldwell
My Commission Expires
12/26/2023

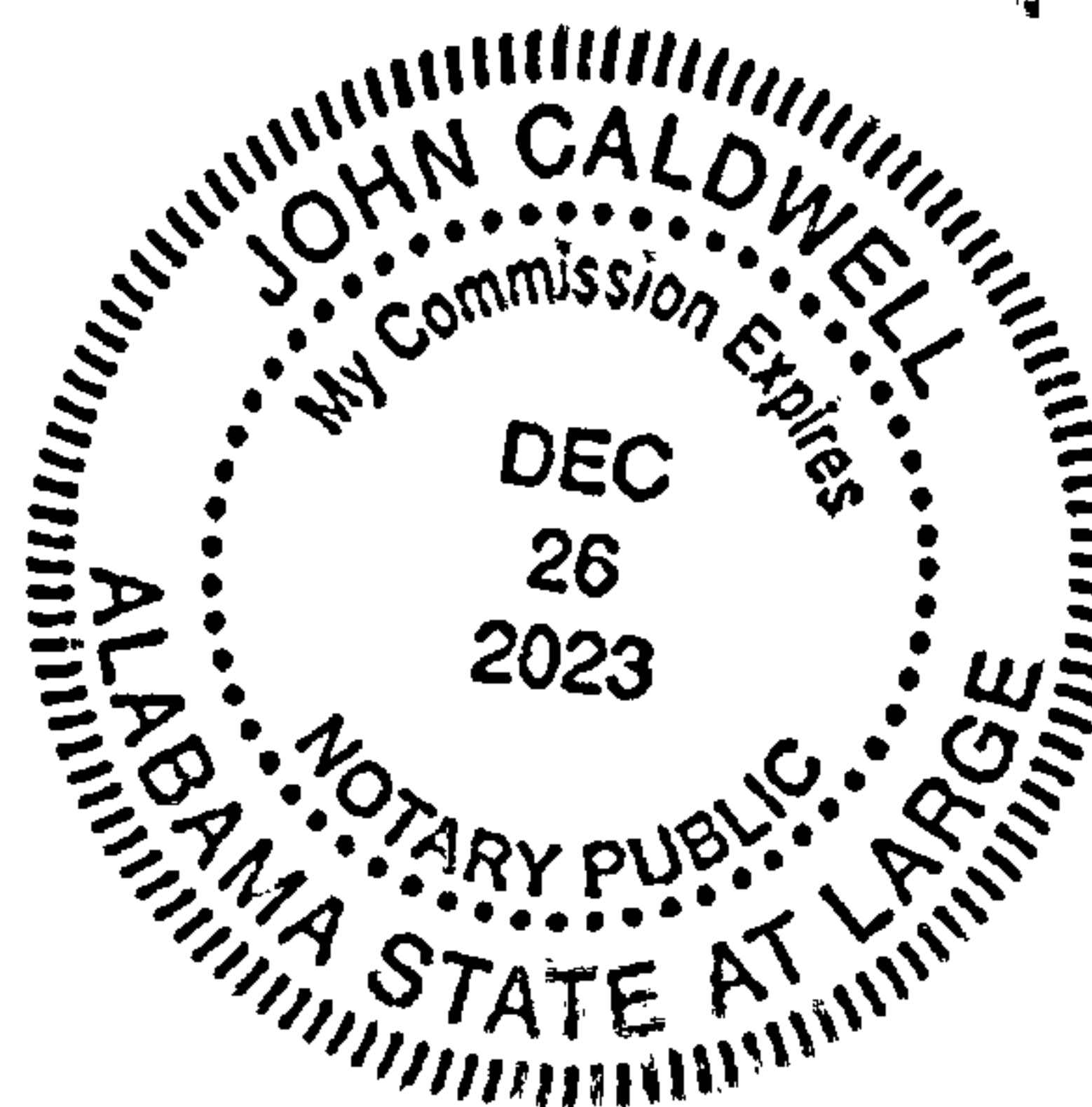


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF PELHAM, COUNTY OF SHELBY, STATE OF ALABAMA, DESCRIBED AS:

LOT NO. 1506, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, IN PLAT BOOK 38, AT PAGE 25, RECORDING NUMBER 20090706000256900, SUB: KENNISTON AT BALLANTRAE FINAL PLAT. LOT DIMENSION 75.94 X 136.65, .22 ACRES.

PARCEL ID NUMBER: 14 8 27 3 004 035.000

PROPERTY COMMONLY KNOWN AS: 217 KENNISTON DALE, PELHAM, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/06/2022 02:13:23 PM
\$338.00 JOANN
20221006000382290

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Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Courtnei McDaniel, joined by, Rodney Dewayne McDaniel ☒ Grantee's Name Courtnei McDaniel and Rodney Dewayne McDaniel, wife and husband ☒
Mailing Address 217 Kenniston Dale Mailing Address 217 Kenniston Dale
Pelham, AL 35124 Pelham, AL 35124

Property Address 217 Kenniston Dale Date of Sale 10/2/2022
Pelham, AL 35124 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 306,800.00 / 2 = \$153,400.00

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 SHELBY CO. ASSESSOR WEBSITE
☐ 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 10/2/2022

Print Courtnei McDaniel

☐ Unattested

Sign

Courtnei McDaniel

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1