

This Document Prepared By:

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After Recording Send Tax Notice To:

Antonio Sanderfer, et al
1110 Silver Creek Lane
Alabaster, AL 35007

Assessor's Parcel Number: 23 7 26 0 015 004.000

QUITCLAIM DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Antonio Sanderfer and Yashita Sanderfer, who erroneously acquired title as Yasheta Sanderfer, husband and wife who acquired title without marital status, as joint tenants with right of survivorship**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Antonio Sanderfer and Yashita Sanderfer, husband and wife as joint tenants with right of survivorship**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, AL, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

COMMONLY known as: 1110 Silver Creek Lane, Alabaster, AL 35007

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

The land described herein (You must make a selection):

☒ is homestead property of the said Grantor

☐ is **NOT** homestead property of the said Grantor

IN WITNESS WHEREOF, Antonio Sanderfer and Yashita Sanderfer have hereunto set my (our) hand(s) and seal(s), this 3 day of October, 2022.

Antonio Sanderfer
Antonio Sanderfer

Yashita Sanderfer
Yashita Sanderfer

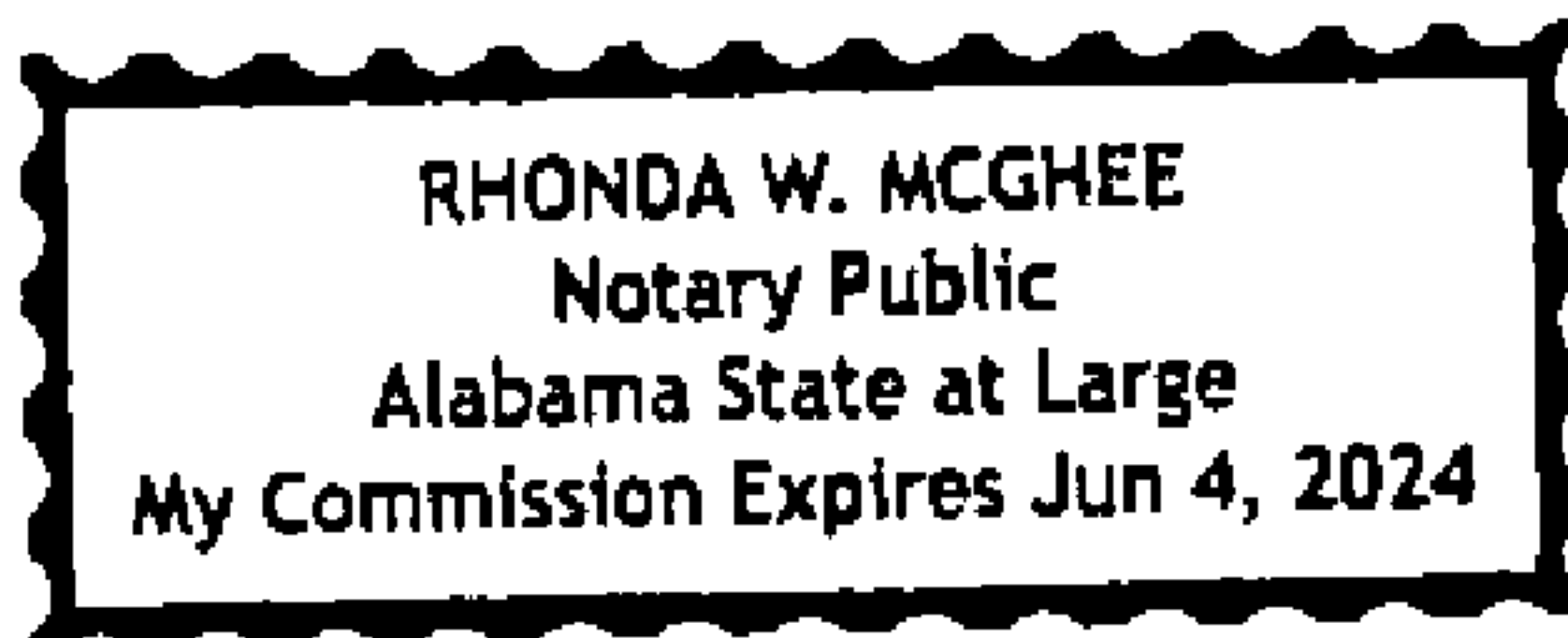
General Acknowledgement

STATE OF Alabama)
COUNTY OF Shelby) ss

I, Rhonda W. Mc Ghee a Notary Public in and for said County, in said State, hereby certify that Antonio Sanderfer and Yashita Sanderfer, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 3
day of October, 2022.



Rhonda W. Mc Ghee
NOTARY PUBLIC
My Commission Expires: 6/4/2024

EXHIBIT "A"
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY SITUATE IN THE COUNTY OF SHELBY, STATE OF ALABAMA, TO WIT:

LOT 345, SILVER CREEK, SECTOR III, PHASE III, AS SHOWN ON MAP OF PLAT RECORDED IN MAP BOOK 40, PAGE 17, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Source of Title Ref.: Deed: Recorded December 29, 2016; Doc. No. 20161229000473030

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Antonio Sanderfer and*
 Mailing Address 1110 Silver Creek Lane
Alabaster, AL 35007
*Yasheta Sanderfer

Grantee's Name Antonio Sanderfer and*
 Mailing Address 1110 Silver Creek Lane
Alabaster, AL 35007
*Yashita Sanderfer

Property Address 1110 Silver Creek Lane
Alabaster, AL 35007

Date of Sale 10/03/2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 22,920.00

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 Assessor's Page☐ 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 10/13/2022Print Antonio Sanderfer and Yashita Sanderfer☒ UnattestedSign Antonio Sanderfer Yashita Sanderfer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/13/2022 09:22:53 AM
 \$54.00 PAYGE
 20221013000387960

Allen S. Bayl