

20221027000403310
10/27/2022 08:10:12 AM
QCDEED 1/4

1/13

AFTER RECORDING RETURN TO:
James Drum and Reagan Langner Drum
204 Macallan Drive
Pelham, AL 35124
★ File No. ARS-79053

MAIL TAX STATEMENTS TO:
James Drum and Reagan Langner Drum
204 Macallan Drive
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 3 002 002.000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

THIS DEED made and entered into on this 3 day of October 2022, by and between **James Drum and Reagan Langner Drum f/k/a Reagan Katherine Langner, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them,** residing at 204 Macallan Drive, Pelham, AL 35124, hereinafter referred to as Grantor(s) and **James Drum and Reagan Langner Drum, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them,** residing at 204 Macallan Drive, 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.

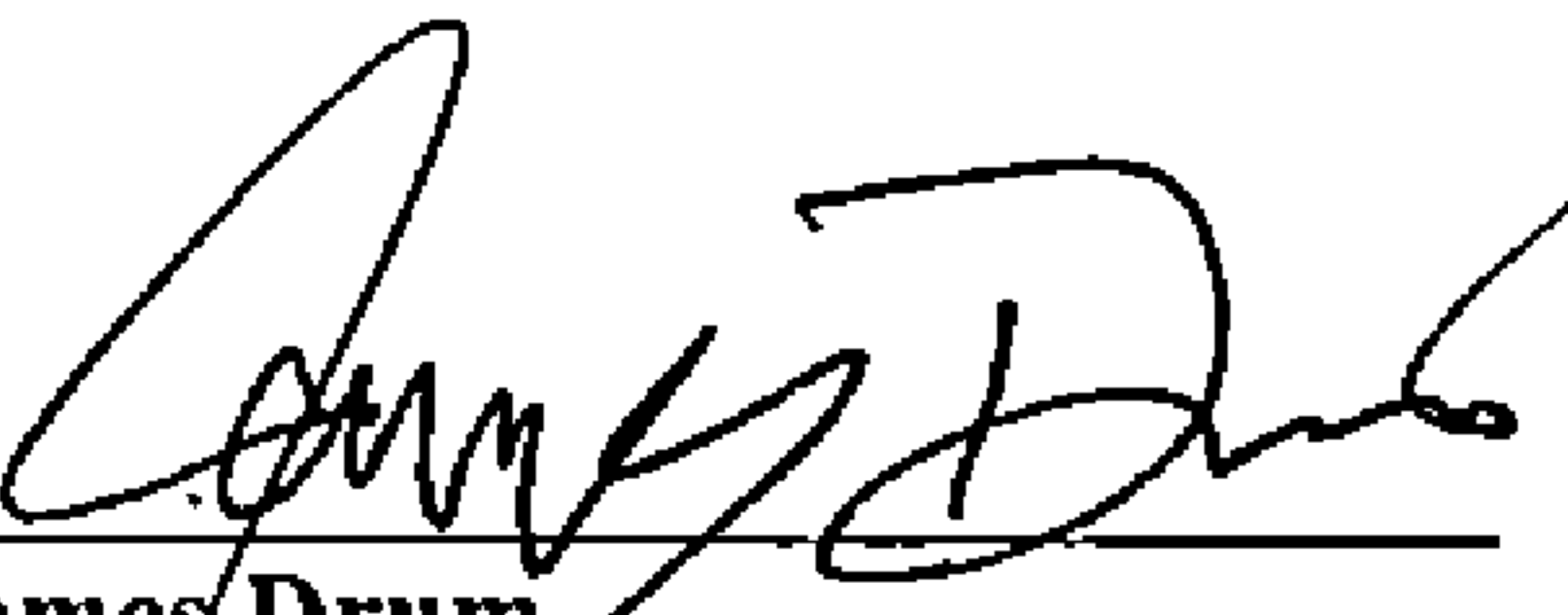
Also known as: 204 Macallan Drive, Pelham, AL 35124

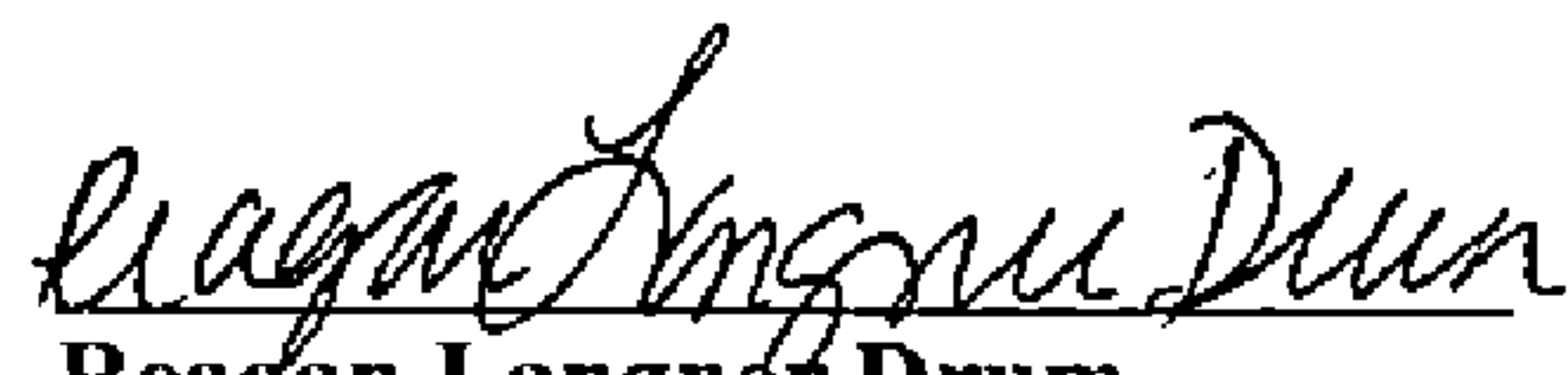
Being the same property conveyed to James Drum and Reagan Katherine Langner, for and during their joint lives and upon the death of either, then to the survivor of them in fee simple from Brosha Layton and James Arnold Crawford II, wife and husband by Survivorship Deed dated May 19, 2022 and recorded May 20, 2022 among the Land Records of Shelby County, State of Alabama in Instrument No. 20220520000206490.

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 3 day of October, 2022.


James Drum

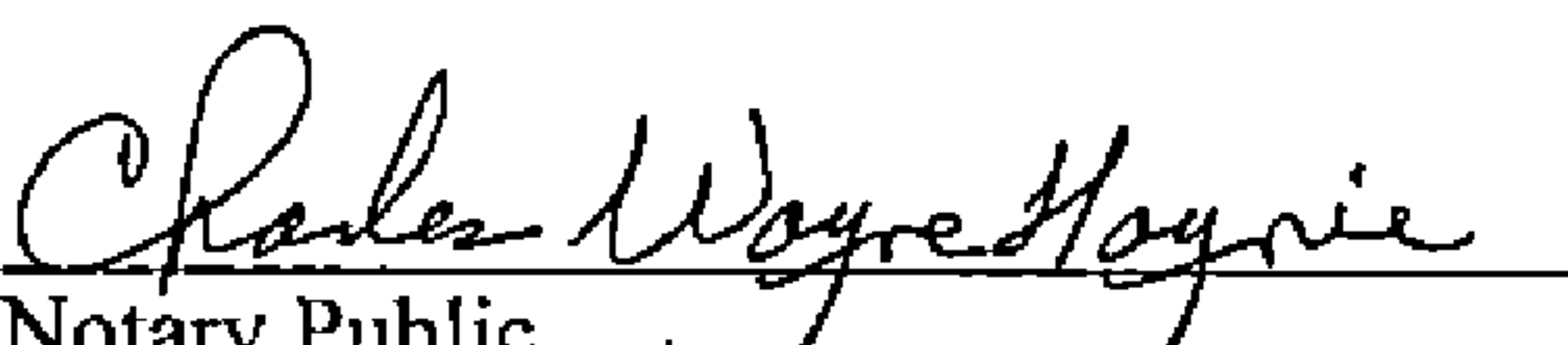

Reagan Langner Drum
f/k/a Reagan Katherine Langner
F/K/A Reagan Katherine Langner

The State of Alabama

Jefferson County}

I, Charles Wayne Haynie, the undersigned, a Notary Public in and for said County and State, hereby certify that **James Drum** and **Reagan Langner Drum f/k/a Reagan Katherine Langner**, 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 3rd day of October, 2022.


Notary Public
Print Name: Charles Wayne Haynie
My commission expires: 10-19-2023

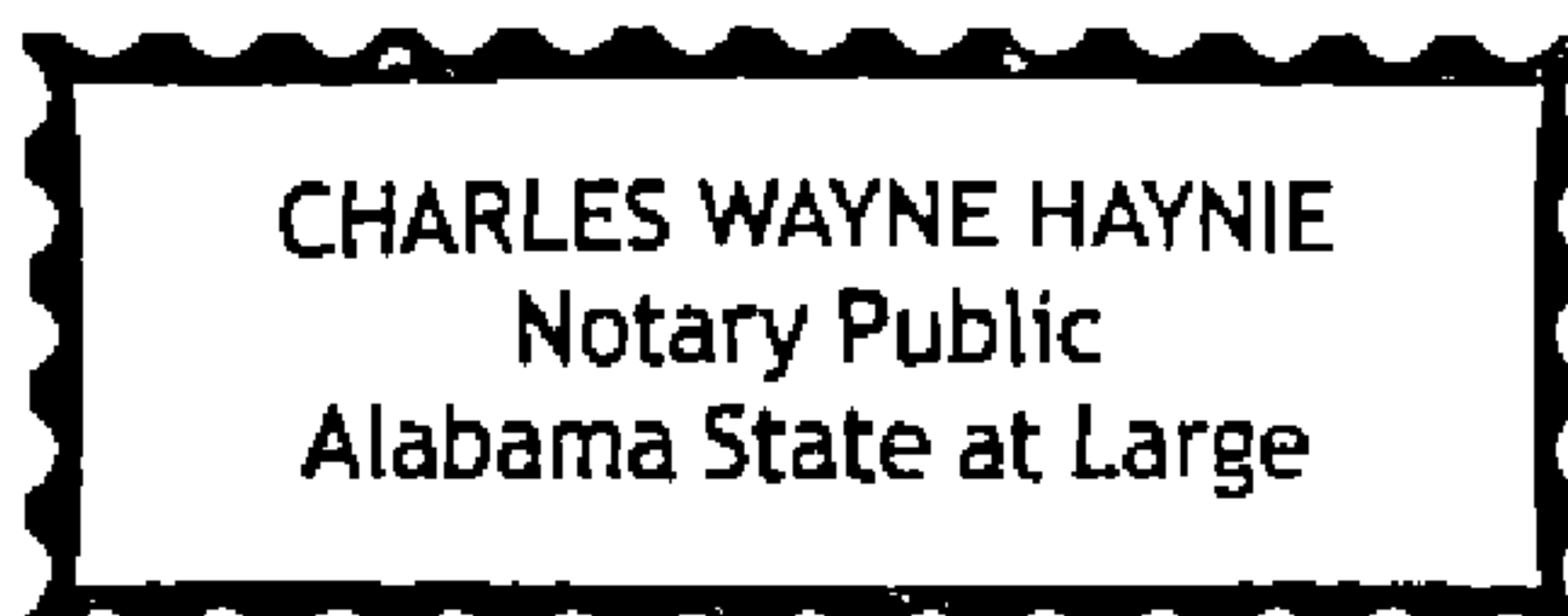


EXHIBIT A
LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Shelby, State of Alabama, and is described as follows:

Lot 1302, according to the Survey of Final Plat Macallan at Ballantrae Phase I, as recorded in Map Book 37, Page 14, in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 14 8 27 3 002 002.000

Property commonly known as: 204 Macallan Drive, Pelham, AL 35124

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

Grantor's Name James Drum and Reagan Langner Drum Grantee's Name James Drum and Reagan Langner Drum
 Mailing Address f/k/a Reagan Katherine Langner Mailing Address 204 Macallan Drive
204 Macallan Drive Pelham, AL 35124 Pelham, AL 35124

Property Address 204 Macallan Drive
Pelham, AL 35124

Date of Sale 10/3/22
 Total Purchase Price \$ 1.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/27/2022 08:10:12 AM
 \$33.00 JOANN
 20221027000403310

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 370,000.00

The purchase price or actual value see s. Byrd 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 Name change - Deed to perfect Title

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 10/3/2022

Print James Drum

Unattested Charles Wayne Haynie, Notary Sign James Drum
 (verified by)

(Grantor/Grantee/Owner/Agent) circle one