

AFTER RECORDING RETURN TO:

NationalLink
1000 Commerce Dr, Suite 300
Pittsburgh, PA 15275
File No. 100843942

MAIL TAX STATEMENTS TO:

Kim Harless
134 Creekwater Street
Helena, AL 35080

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 12 7 26 2 002 008.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 25 day of October 2022, by and between **Larry Harless, Jr. and Kim Harless, a married couple, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 134 Creekwater Street, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Kim Harless, a married person**, residing at 134 Creekwater Street, Helena, AL 35080, 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.

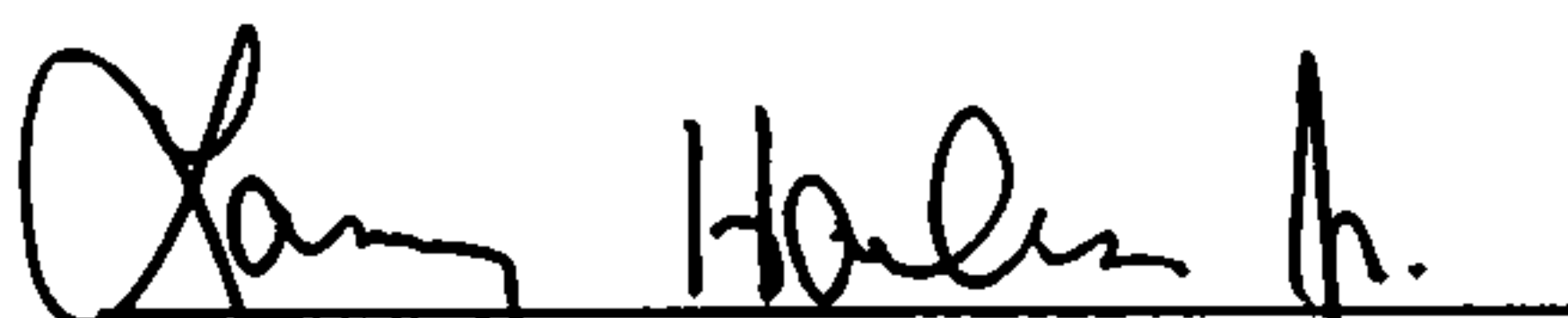
Also known as: 134 Creekwater Street, Helena, AL 35080

BEING THE SAME PROPERTY CONVEYED FROM IRA INNOVATIONS, LLC FBO DAVID JONES, IRA TO LARRY HARLESS, JR., AND KIM HARLESS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS DESCRIBED IN WARRANTY DEED, INSTRUMENT NO. 20140520000151430, DATED 05/19/2014 RECORDED 05/20/2014, IN SHELBY COUNTY RECORDS.

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 25th day of October, 2022.

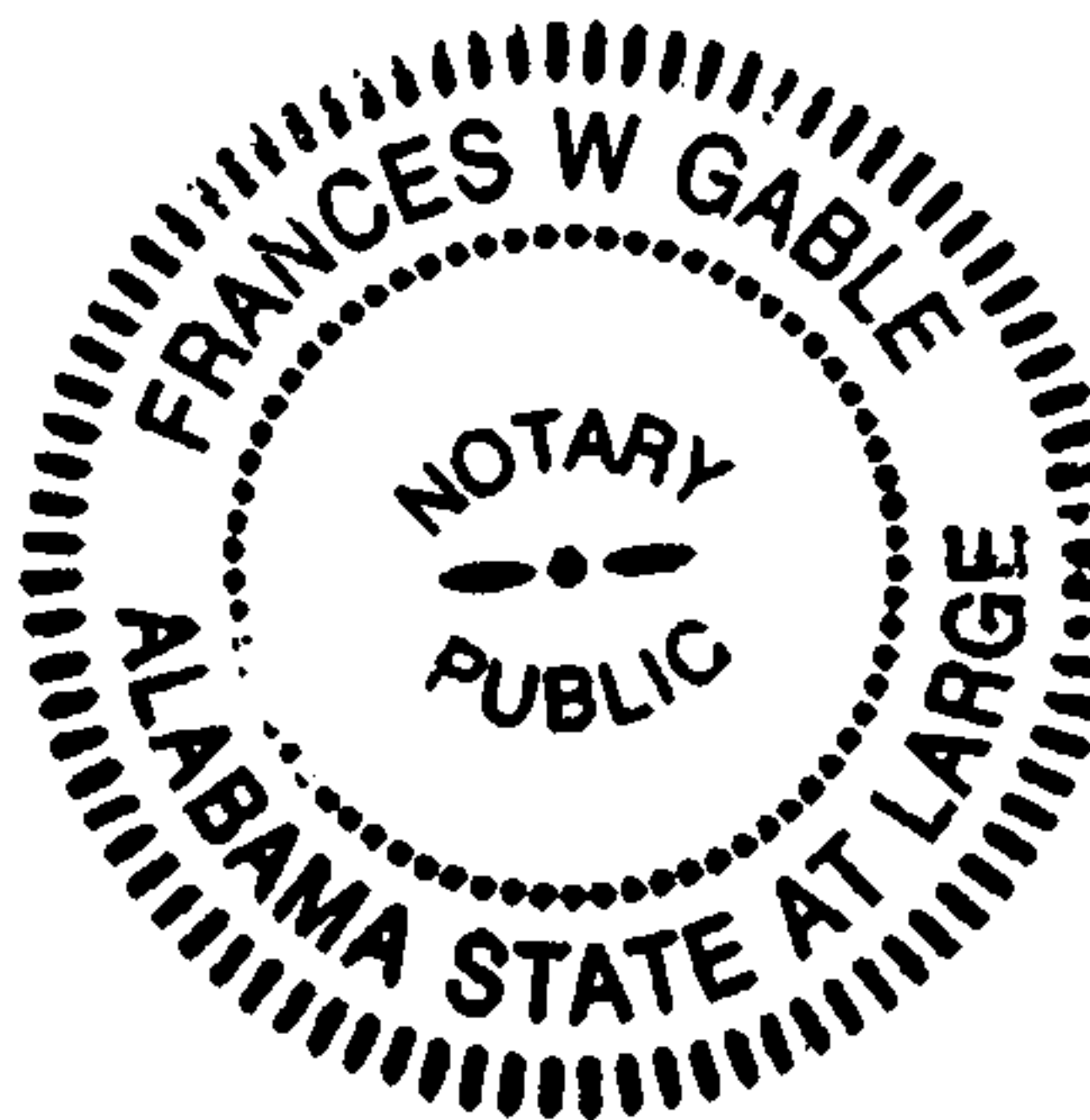

Larry Harless, Jr.

The State of Alabama
Shelby County}

I, Frances W. Gable, the undersigned, a Notary Public in and for said County and State, hereby certify that Larry Harless, Jr., 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 25th day of October, 2022.


Notary Public
Print Name: Frances W. Gable
My commission expires: April 29, 2023



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 25th day of October, 2022.

Kim Harless
Kim Harless

The State of Alabama
Shelby County}

I, Frances W. Gable, the undersigned, a Notary Public in and for said County and State, hereby certify that Kim Harless, 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 25th day of October, 2022.

Frances W. Gable

Notary Public

Print Name: Frances W. Gable

My commission expires: April 29, 2023

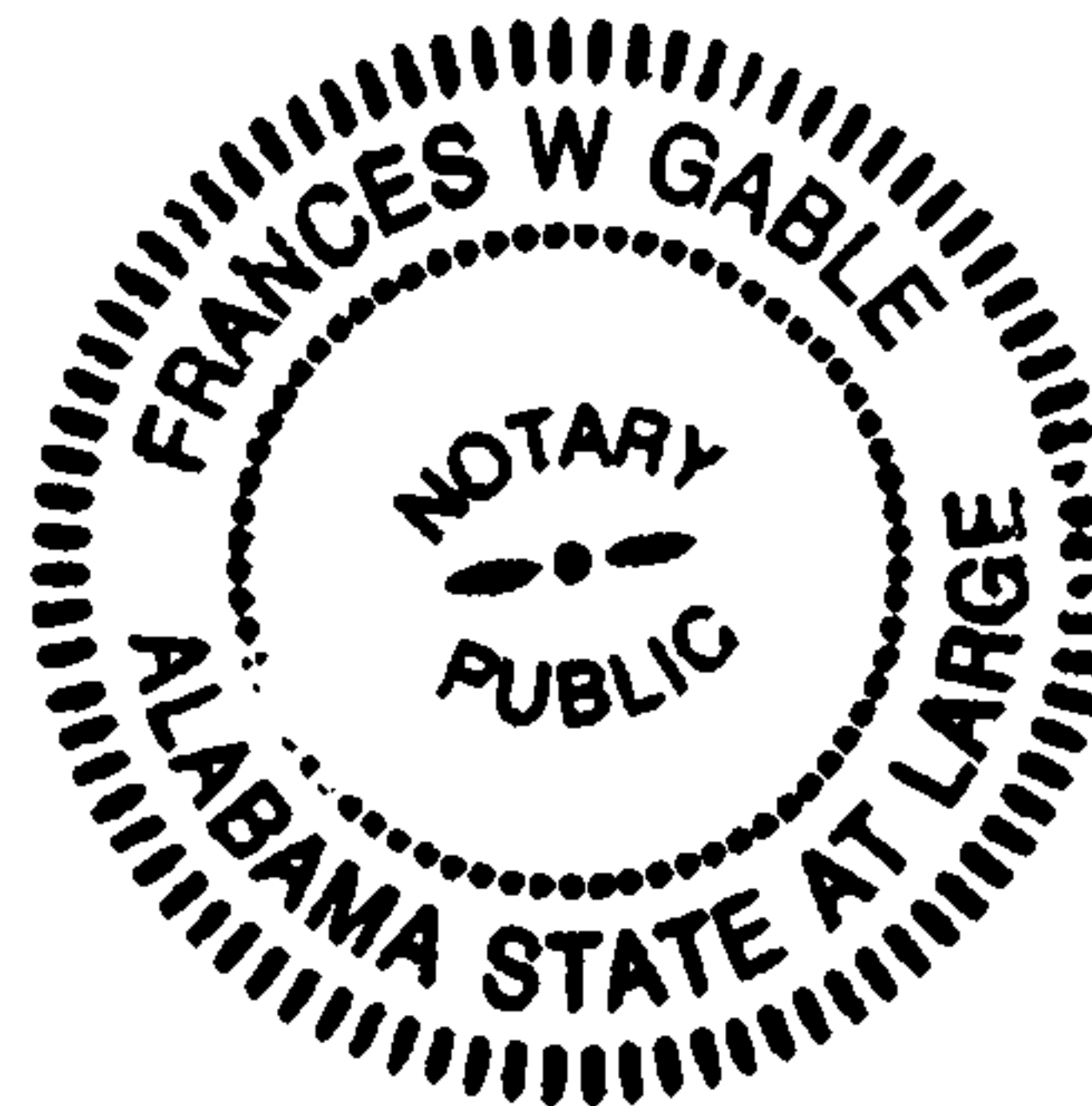


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA,
TO WIT:

LOT 8, ACCORDING TO THE FINAL PLAT OF CREEKWATER PHASE ONE, AS RECORDED IN
MAP BOOK 38, PAGE 138, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PARCEL ID NUMBER: 12 7 26 2 002 008.000

PROPERTY COMMONLY KNOWN AS: 134 CREEKWATER STREET, HELENA, AL 35080



Filed and Recorded 20221101000409980 11/01/2022 02:37:56 PM QCDEED 5/5
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2022 02:37:56 PM
\$149.00 BRITTANI
20221101000409980

Allen S. Bayal

Real Estate Sales Validation Form

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

Grantor's Name Larry Harless, Jr. and Kim Harless
Mailing Address 134 Creekwater Street
Helena, AL 35080

Grantee's Name Kim Harless
Mailing Address 134 Creekwater Street
Helena, AL 35080

Property Address 134 Creekwater Street
Helena, AL 35080

Date of Sale 10/25/2022
Total Purchase Price \$ 115,000

or
Actual Value \$

or
Assessor's Market Value \$

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 EQUITY PAYOUT TO SPOUSE

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 10-25-2022

Print Kim Harless

Sign

Kim Harless

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1