

20221207000444870
12/07/2022 01:48:23 PM
QCDEED 1/4

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 559966895-74787542

MAIL TAX STATEMENTS TO:
Kelley McCarty and Cory McCarty
2321 Altadena Crest Dr
Birmingham, AL 35242

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

Tax ID No.: 102040003032000

Assessed Value: \$ 41,460.00 Market value - \$414,500.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 19 day of November, 2022, by and between **Kelley McCarty, F/K/A Kelley M. Zajac, married**, a mailing address of 2321 Altadena Crest Dr, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **Kelley McCarty and Cory McCarty, wife and husband, as joint tenants with right of survivorship**, a mailing address of 2321 Altadena Crest Dr, Birmingham, AL 35242, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/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: 2321 Altadena Crest Drive, Birmingham, AL 35242

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: Instrument No. 20150209000042840, Recorded: 02/09/2015

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.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

20221207000444870 12/07/2022 01:48:23 PM QCDEED 2/4

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

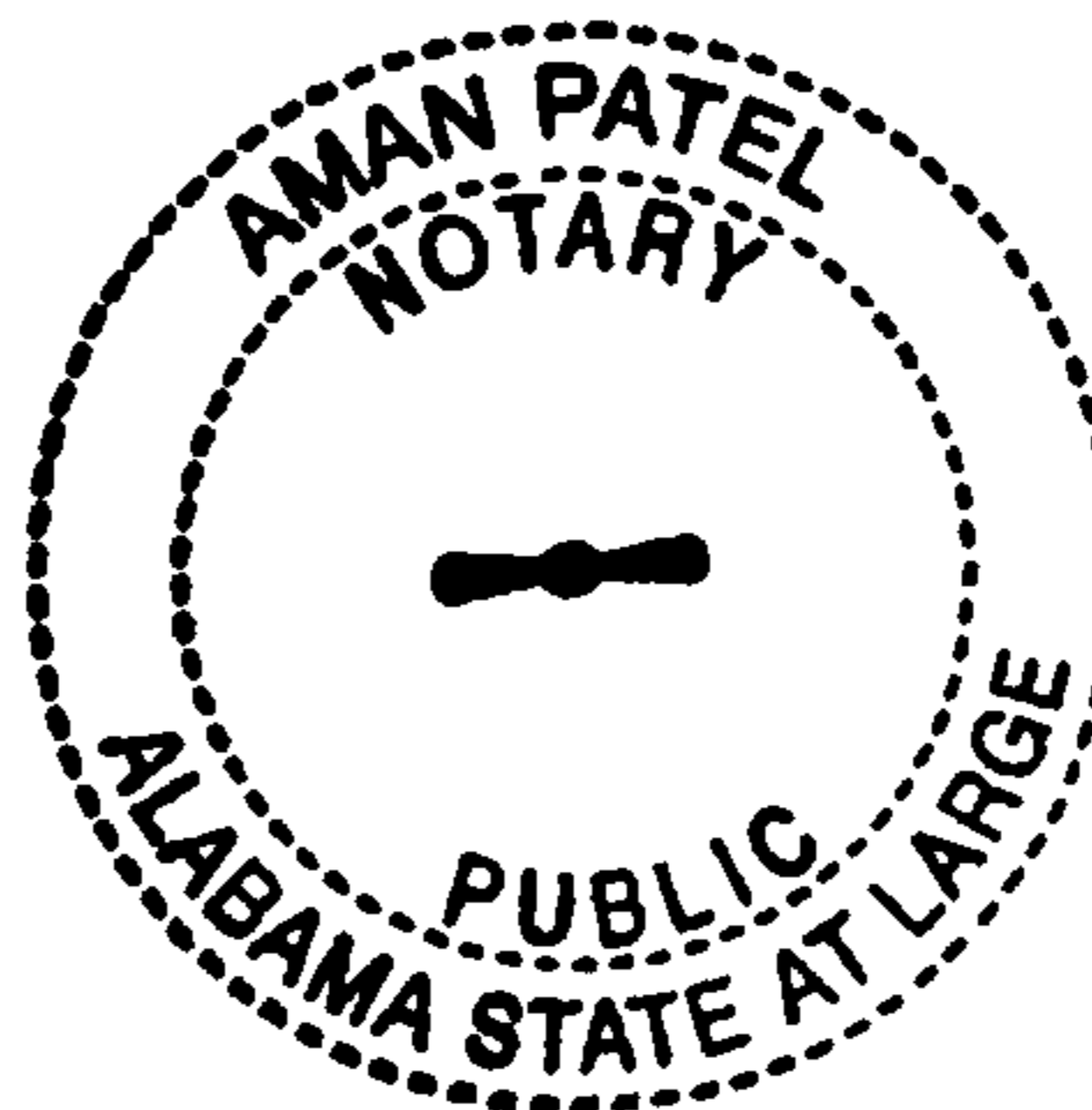
Kelley M. McCarty
Kelley McCarty, F/K/A Kelley M. Zajac

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said county and state, hereby certify that Kelley McCarty, F/K/A Kelley M. Zajac, whose name(s) is/are 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 19 day of November, 22.

Aman Patel
NOTARY PUBLIC
My commission expires: 08/23/26



20221207000444870 12/07/2022 01:48:23 PM QCDEED 3/4

**EXHIBIT A
LEGAL DESCRIPTION**

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN JEFFERSON COUNTY, ALABAMA:

**LOT 32, ACCORDING TO THE AMENDED MAP OF ALTADENA WOODS, FOURTH SECTOR, AS
RECORDED IN MAP BOOK 19, PAGE 128, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.**

APN: 102040003032000

PROPERTY COMMONLY KNOWN AS: 2321 Altadena Crest Drive, Birmingham, AL 35242

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

Grantor's Name Kelley McCarty, fka Kelley M. Zajac
 Mailing Address 2321 Altadena Crest Drive
Birmingham, AL 35242

Grantee's Name Kelley McCarty and Cory McCarty
 Mailing Address 2321 Altadena Crest Drive
Birmingham, AL 35242

Property Address 2321 Altadena Crest Drive
Birmingham, AL 35242

Date of Sale 11/19/22Total Purchase Price \$ 0.00

or

Actual Value \$

or

Assessor's Market Value \$ 414,500, taxes based on 50% = \$207,250

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/07/2022 01:48:23 PM
 \$238.50 JOANN
 20221207000444870



... purchase price or actual value (see s. Bayl) 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 Assessor's appraised value

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 12/7/22Print Kristen Sandarelli, Legal Representative☐ Unattested

(verified by)

Sign Kristen Sandarelli

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1