

20221221000457220
12/21/2022 11:33:56 AM
QCDEED 1/5

After Recording Return &)
Mail Tax Statements To:)
Steven S. Clark and Rebecca M. Clark)
125 Maple Leaf Trail)
Wilsonville, AL 35186)
)
)
)
)
)
)
)

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 16 4 20 0 000 007.010
File #: AFT-AFT-R22AL113167

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, STEVEN S. CLARK and REBECCA M. CLARK, married husband and wife, and VICKI IRENE BERNARD, a single woman, as joint tenants, with right of survivorship, as tenants in common, whose address is 125 Maple Leaf Trail, Wilsonville, AL 35186, (hereinafter called Grantors), for and in consideration of the sum of ONE and 00/100 DOLLAR (\$1.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to STEVEN S. CLARK and REBECCA M. CLARK, married husband and wife whose address is 125 Maple Leaf Trail, Wilsonville, AL 35186, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Parcel ID: 16 4 20 0 000 007.010
Property Address: 125 Maple Leaf Trail, Wilsonville, AL 35186

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 15th day of December, 2022.

WITNESSES:

Witness

Steven S. Clark
STEVEN S. CLARK

Print Name

Rebecca M. Clark
REBECCA M. CLARK

Witness

Witness

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that STEVEN S. CLARK and REBECCA M. CLARK, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 15th day of December, 2022.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

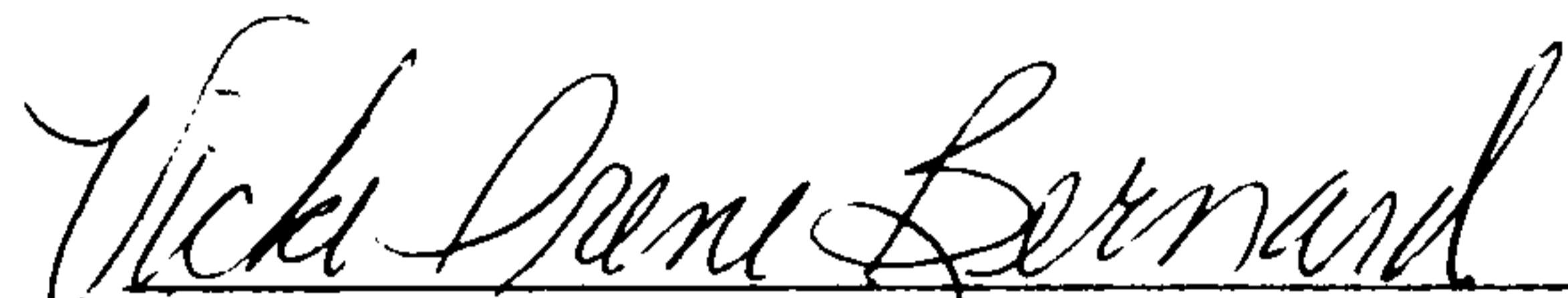
Frankie Sports
NOTARY PUBLIC
Print Name Frankie Sports
My Commission Expires: 10/25/2023

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 15 day of December, 2022.

WITNESSES:

Witness


VICKI IRENE BERNARD

Print Name

Witness

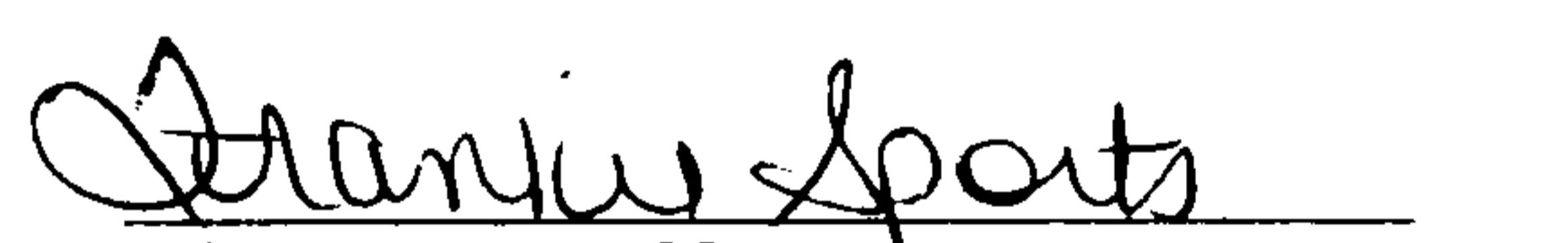
Witness

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICKI IRENE BERNARD, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day and the same bears dated.

Given under my hand and official seal this the 15th day of December, 2022.

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023


NOTARY PUBLIC
Print Name Frankie Sports
My Commission Expires: 10/25/2023

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:

Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 9, ACCORDING TO THE SURVEY OF MAPLE LEAF ESTATES, AS RECORDED IN MAP BOOK 39, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID:16 4 20 0 000 007.010

Commonly known as 125 Maple Leaf Trl, Wilsonville, AL 35186
However, by showing this address no additional coverage is provided

Source of Title Deed Instrument: 20150818000286940.

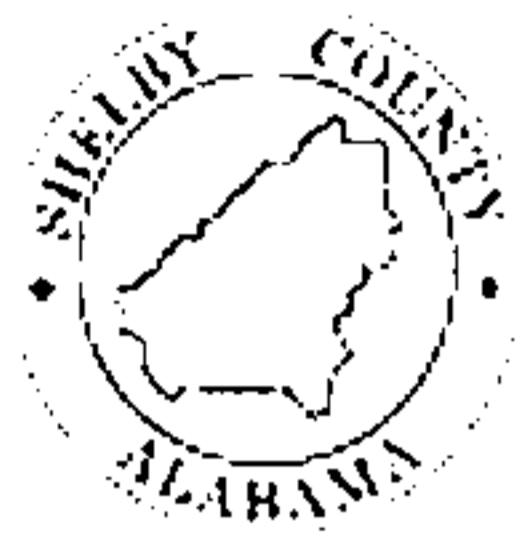
Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Steven S & Rebecca M Clark
 Mailing Address Vicki Irene Bernard
125 Maple Leaf Trl
Wilsonville, AL 35186

Grantee's Name Steven S & Rebecca M Clark
 Mailing Address 125 Maple Leaf Trl
Wilsonville, AL 35186

Property Address 125 Maple Leaf Trl
Wilsonville, AL 35186

Date of Sale 12/15/2022
 Total Purchase Price \$ 0.00
 or
 Actual Value \$ 0.00
 or
 Assessor's Market Value \$ 454800.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/21/2022 11:33:56 AM
 \$490.00 JOANN
 20221221000457220

Allen S. Boyd
 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

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 12/21/22

Print E. CLINA

Unattested

(verified by)

Sign E. CLINA

(Grantor/Grantee/Owner/Agent) circle one