

20230105000003880
01/05/2023 08:02:29 AM
QCDEED 1/5

File Number: ORG-395731

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

After Recording, Send To:
Title365/Recording Team
345 Rouser Rd., Building 5, Suite 300
Coraopolis, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
138272005016000

QUITCLAIM DEED

Elfrida McClain, whose tax-mailing address is **168 PENHALE PARK RD., HELENA, AL 35080**, and **Michael R. McClain**, whose tax-mailing address is **237 Munger Ave SW Birmingham, AL 35211**, as joint tenants of survivorship, formally husband and wife, now divorced pursuant to Consent Final Judgment of Dissolution of Marriage filed in the Circuit Court, Fourth Judicial Circuit, in and for Shelby County, Alabama, Case Number: 03-DR-2014-900550.00, hereinafter grantors, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grant and quitclaim to **Elfrida McClain**, hereinafter grantee, whose tax mailing address is **168 PENHALE PARK RD., HELENA, AL 35080**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

The following described real estate, situated in Shelby County, Alabama, to-wit: Lot 16, according to the Survey of Penhale Park Subdivision Final Plat Lots 1 through 16, as recorded in Map Book 33, Page 97, in the Probate Office of Shelby County, Alabama.

APN: 138272005016000

Property Address is: 168 PENHALE PARK RD., HELENA, AL 35080

Prior instrument reference: 20091008000381290

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on 22 December, 2022:

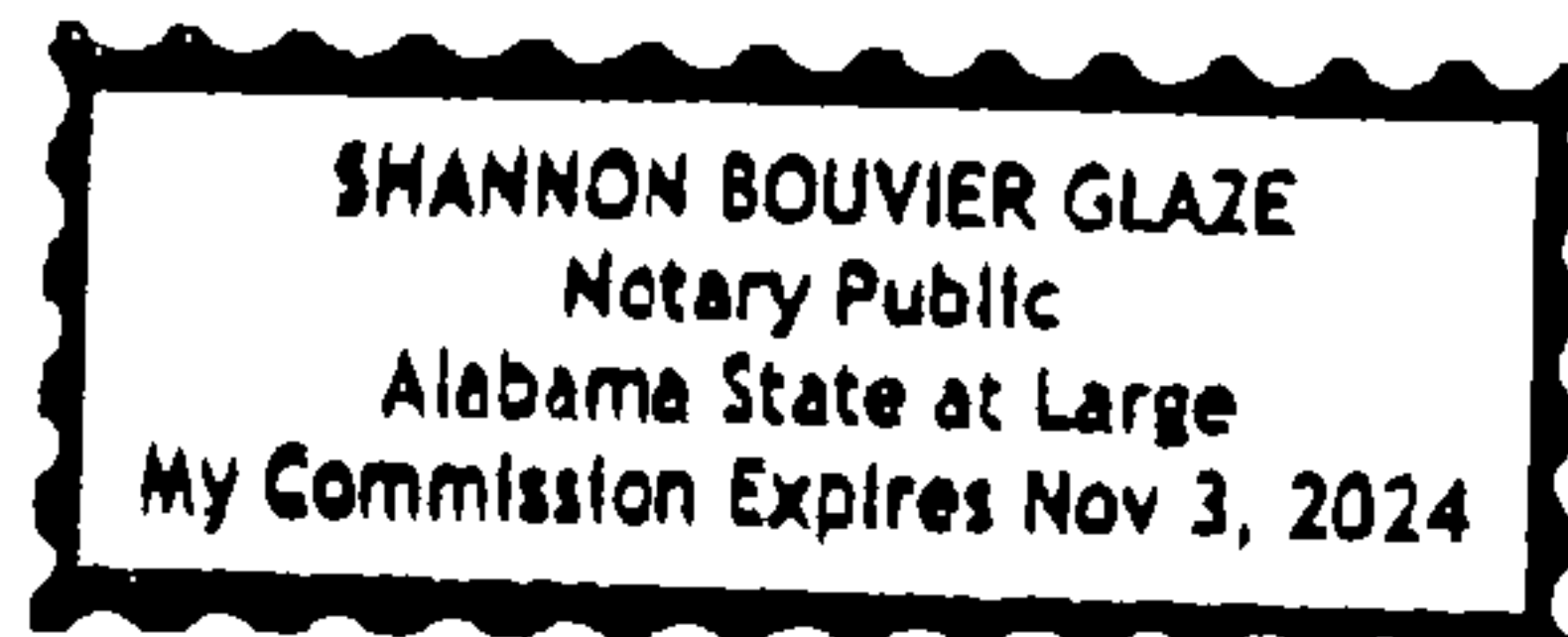
Elfrida McClain
Elfrida McClain

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Elfrida McClain** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 22 day of December, 2022

Shannon Bouvier Glaze
Notary Public



This deed acknowledges full compliance with all of the terms and conditions and any property settlement agreement related to the final decree in Shelby County Superior Court, Case Number: 30-DR-2014-900550.00 relating to subject premises. Michael R. McClain acknowledges that no money or other consideration is owed to him/her for this real property.

Executed by the undersigned on 22 December, 20 22:

Michael R. McClain
Michael R. McClain

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that **Michael R. McClain** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same voluntarily on the day the same bears date.

Given under my hand an official seal this 22 day of December, 20 22

Shannon Bouvier Glaze
Notary Public

SHANNON BOUVIER GLAZE
Notary Public
Alabama State at Large
My Commission Expires Nov 3, 2024



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/05/2023 08:02:29 AM
 \$199.00 JOANN
 20230105000003880

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Elfrida McClain
Michael R. McClain
 Mailing Address 168 PENHALE PARK RD.,
HELENA, AL 35080
237 Munger Ave SW Birmingham,
AL. 35211

Grantee's Name Elfrida McClain
 Mailing Address 168 PENHALE PARK RD.,
HELENA, AL 35080

Property Address 168 PENHALE PARK RD.,
HELENA, AL 35080

Date of Sale 12/22/2022
 Total Purchase Price _____
 or
 Actual Value \$ \$165,000.00
 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

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 12/22/22

Print Elfrida McClain Michael R. McClain

Unattested

Shannon Bourrier Flagg
 (verified by)

Sign Elfrida McClain Michael R. McClain
 (Grantor/Grantee/Owner/Agent) circle one