

This deed was prepared without benefit of title examination or survey.

THIS INSTRUMENT WAS PREPARED BY:
Angeline J. Sperling, Attorney at Law
1037 22nd Street South, Suite 120
BIRMINGHAM, AL. 35205

SEND TAX NOTICE TO:
Tundra Williams
261 Grey Oaks Drive
Pelham, Alabama 35124

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF Shelby)

KNOW ALL MEN BY THESE PRESENTS, that I, **GREGORY WILLIAMS, SR., A MARRIED MAN** (herein referred to as grantor) that for and in consideration of the mutual dismissal of the action between the parties - *Tundra Williams v. Gregory C. Williams, Sr.*, 58-CV-2023-900086.00, in the Circuit Civil Court of Shelby County, Alabama, I, the grantor, **GREGORY WILLIAMS, SR.** hereby releases, remises, quitclaims, grants, sells and conveys to **TUNDRA WILLIAMS, A WIDOW** (hereinafter called Grantee), all his right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 107, according to the Final Plate Grey Oaks, Section 1, as recorded in Map Book 38, Page 148, in the Probate Office of Shelby County, Alabama.

Note: The property was titled to Gregory C. Williams, Jr. as established in Corporate Warranty Deed recorded in Instrument 20130701000267630 signed on June 24, 2013, and recorded July 1, 2013, in Map Book 38, Page 148, in the Probate Office of Shelby County, Alabama.

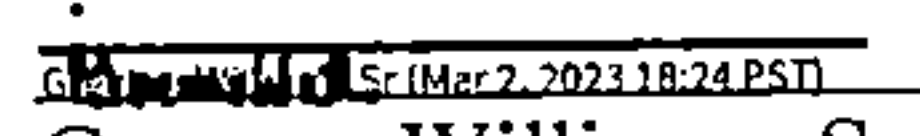
A subsequent Warranty Deed – Jointly for Life with Remainder to Survivor was recorded July 21, 2022, by Gregory Williams, Sr. in Instrument 20220721000287310 in the Probate Office of Shelby County, Alabama.

THIS PROPERTY IS THE HOMESTEAD OF THE GRANTEE.
THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

Subject to easements, restrictions and reservations of record situated in Shelby County, Alabama.

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal this 3rd day of March, 2023.



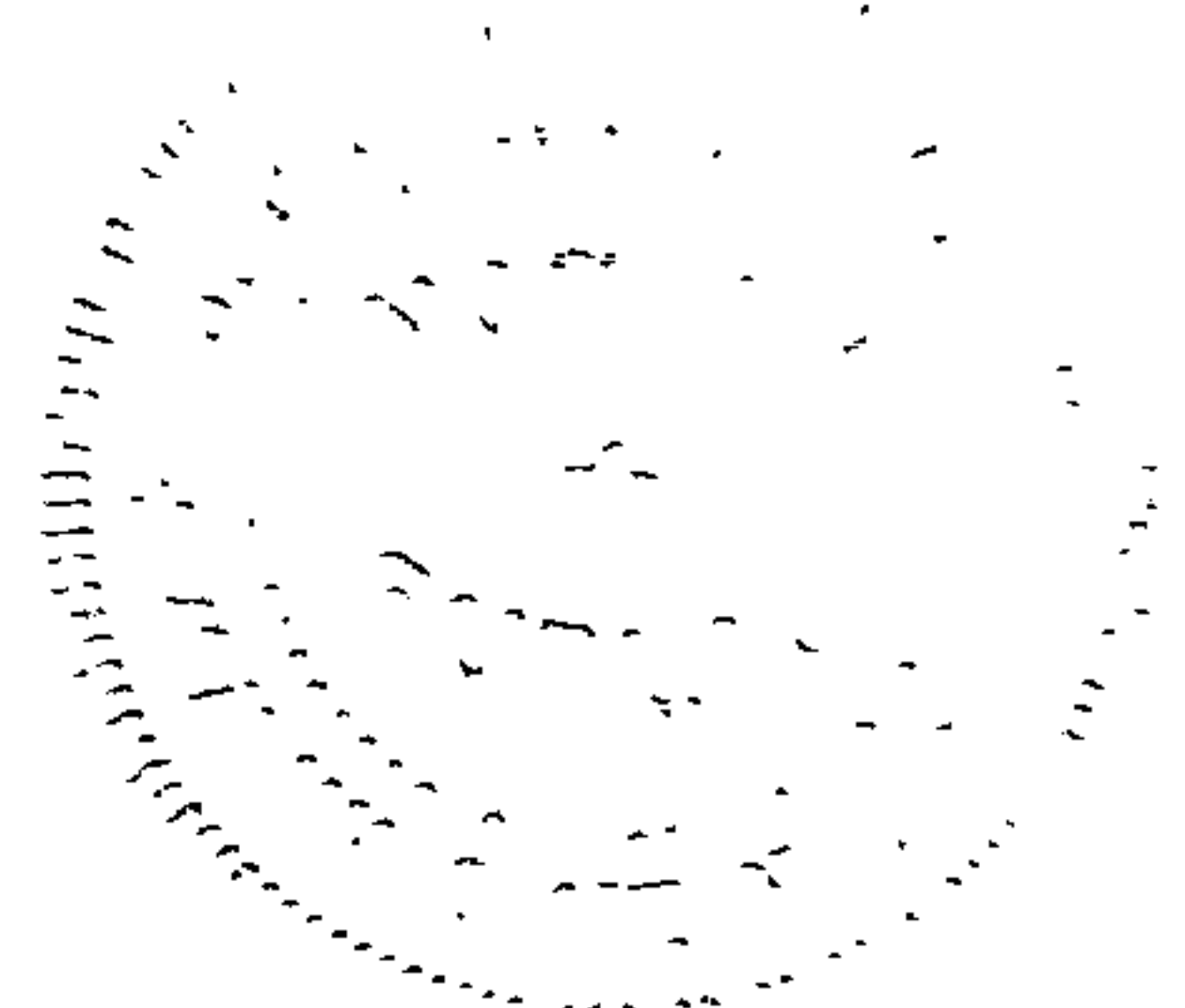
Gregory Williams, Sr.

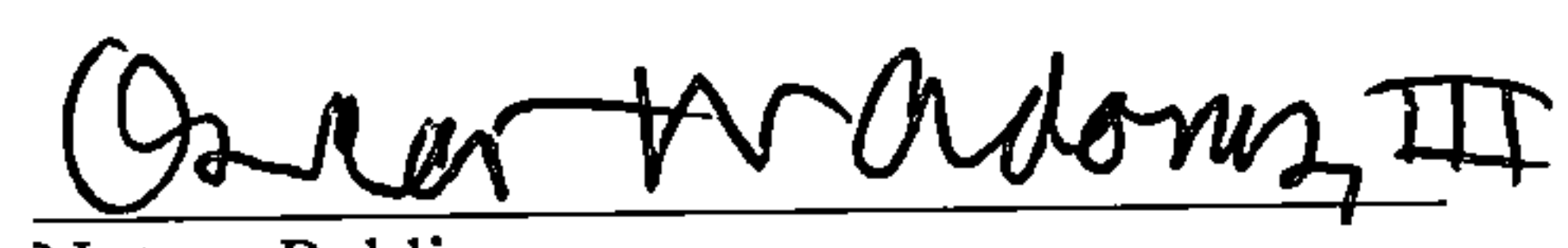
Shelby County, AL 03/21/2023
State of Alabama
Deed Tax: \$362.00

STATE OF ALABAMA)
COUNTY OF Shelby)

I, OSCAR W. ADAMS, III, the undersigned, a Notary Public, in and for said State and in said County, hereby certify that **GREGORY WILLIAMS, SR., A MARRIED MAN** 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, the same was executed voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 3rd day of March 2023.





Notary Public
OSCAR W. ADAMS, III
Print Name
My commission expires: _____

MY COMMISSION EXPIRES JUNE 7, 2025

QUITCLAIM DEED-Williams (1)

Final Audit Report

2023-03-03

20230321000077010 2/3 \$390.00
Shelby Cnty Judge of Probate, AL
03/21/2023 10:04:55 AM FILED/CERT

Created:	2023-03-02
By:	Oscar Adams, III ([REDACTED])
Status:	Signed
Transaction ID:	CBJCHBCAABAAAdPuSRQkdFuAK05bVuEmx2LwD9jtEVPdu

"QUITCLAIM DEED-Williams (1)" History

Document created by Oscar Adams, III ([REDACTED])
[REDACTED]

Document emailed to [REDACTED] for signature
2023-03-02 - 9:10:11 PM GMT

Email viewed by [REDACTED]
[REDACTED]

Signer gregsdetail5@gmail.com entered name at signing as Gregory Williams Sr
[REDACTED]

Document e-signed by Gregory Williams Sr [REDACTED]
[REDACTED]

Agreement completed.
2023-03-03 - 2:24:49 AM GMT

Real Estate Sales Validation Form

20230321000077010 3/3 \$390.00
Shelby Cnty Judge of Probate, AL
03/21/2023 10:04:55 AM FILED/CERT

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

Grantor's Name GREGORY C. WILLIAMS SR
Mailing Address 189 KENTWOOD DR
OLBASTER AL 35007

Grantee's Name TUNDRA WILLIAMS
Mailing Address 261 Grey Oaks Dr
Pelham AL 35124

Property Address 261 Grey Oaks Dr
Pelham AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 361,900

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 3-21-2023

Print GREGORY C. WILLIAMS SR

Unattested

Sign GREGORY C. WILLIAMS SR

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1