

Return to:
Monique Lewis
1292 Kensington Boulevard
Calera, AL 35040

Order Number:
72805065

QUIT CLAIM DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
1292 Kensington Boulevard
Calera, AL 35040

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **CLEOPHUS LEWIS, JR.**, a single person, and **MONIQUE LEWIS**, a single person, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents quitclaim, remise, and release unto **MONIQUE LEWIS**, a single person, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

LOT 52, ACCORDING TO THE SURVEY OF KENSINGTON PLACE, PHASE 1, SECTOR 2, AS RECORDED IN MAP BOOK 40, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20091022000398680.

Parcel ID Number: 22 8 34 1 010 005.000

Commonly Known As: 1292 Kensington Boulevard, Calera, AL 35040

Fair Market Value: \$200,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

This Deed is executed pursuant to the Final Decree of Divorce dated October 12, 2022, in Shelby County Court, Case Number DR-2022-900389.00, between MONIQUE LEWIS and CLEOPHUS LEWIS, JR..



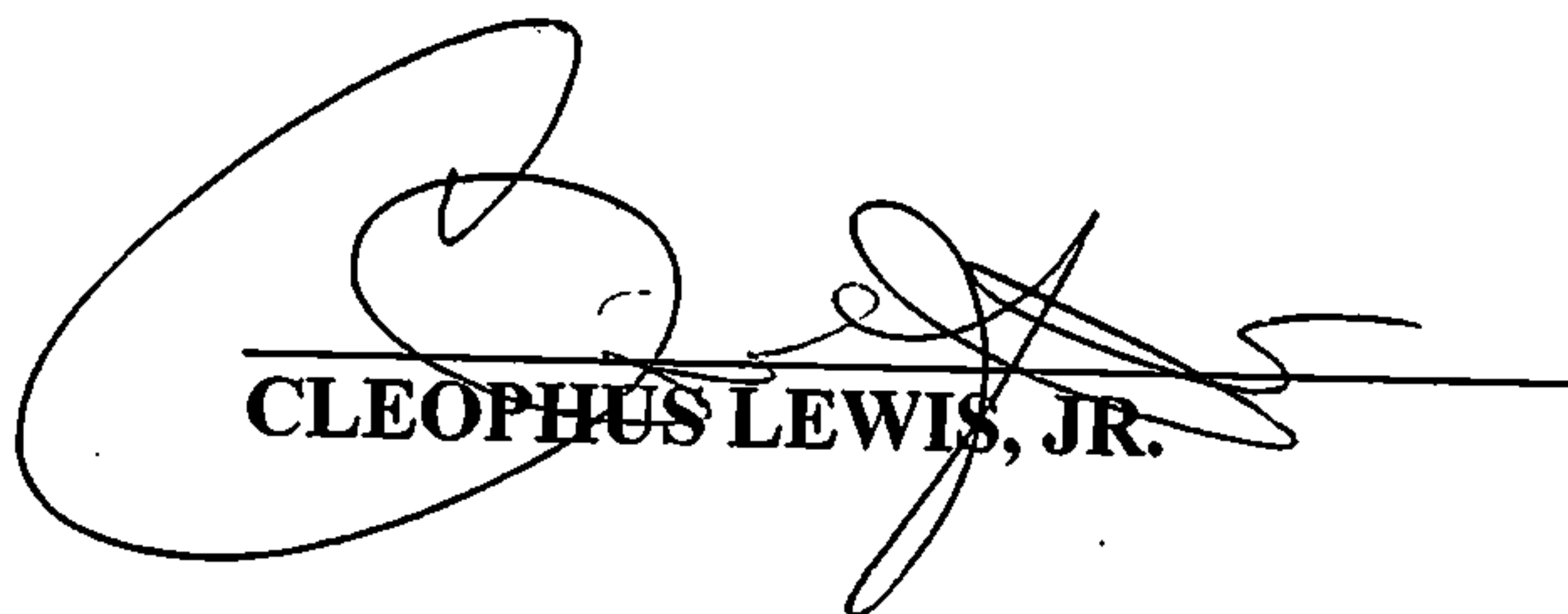
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The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Amrock LLC.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 24 day of January, 2023.

GRANTOR (1 of 2):


CLEOPHUS LEWIS, JR.

STATE OF Alabama)
COUNTY OF Shelby)

I, Carol Smith, a Notary Public for the State of Alabama, do hereby certify that **CLEOPHUS LEWIS, JR.**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 24 day of January, 2023.

(NOTARY SEAL)



Carol Smith
Notary Public
My commission expires: July 26, 2025



PCL 72805065 QC101 01 02 03

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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 5th day of November, 20 22.

GRANTOR (2 of 2):

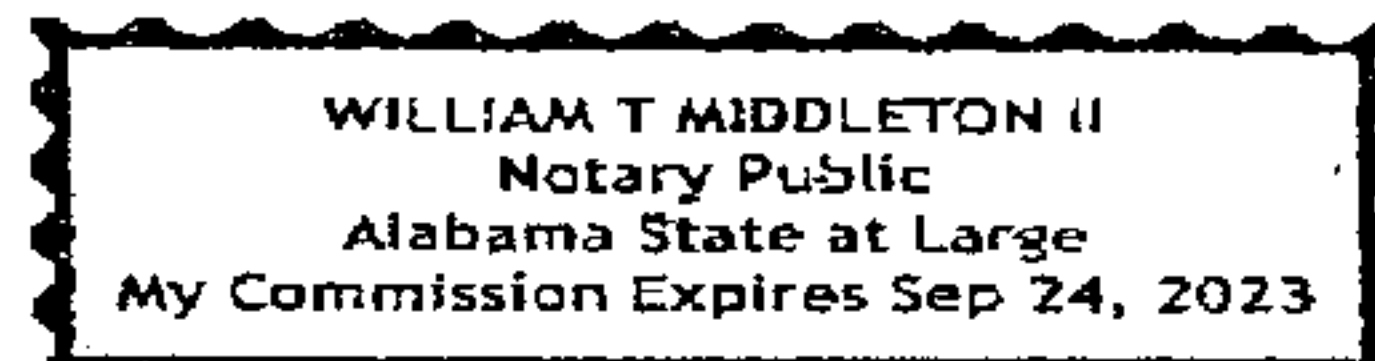
Monique Lewis
MONIQUE LEWIS

STATE OF Alabama)
COUNTY OF Shelby)

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that **MONIQUE LEWIS**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 5 day of November, 20 22.

(NOTARY SEAL)



William T. Middleton II
Notary Public
My commission expires: 9/24/2023

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464

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

Grantor's Name CLEOPHUS LEWIS, JR. and MONIQUE LEWIS
 Mailing Address 731 The Heights Lane
Calera, AL 35040

Grantee's Name MONIQUE LEWIS
 Mailing Address 1292 Kensington Blvd
Calera, AL 35040

Property Address 1292 KENSINGTON BLVD CALERA
AL 35040

Date of Sale 01/24/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$200,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2023 03:10:53 PM
 \$231.00 JOANN
 20230322000079360



The purchase price or actual value claim *Alvin S. Boyd* 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 11/5/22

Print Monique Lewis

☐ Unattested

Sign Monique Lewis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1