

20230405000094340  
04/05/2023 10:15:35 AM  
QCDEED 1/3

**Recordation Requested By/Return to:**  
PRIORITY TITLE & ESCROW  
641 LYNNHAVEN PKWY, STE 200  
VIRGINIA BEACH, VA 23452  
File No. 022303963

**Send Tax Notices to:**  
GEORGE C. MANUS AND SHERYL M. MANUS  
5009 BIRDLEWOOD PARK LANE  
HELENA, AL 35080

**This Instrument Prepared By:**  
THOMAS H. CLAUNCH III, ESQ.  
o/b/o BC LAW FIRM, P.A.  
8191 SEATON PLACE  
MONTGOMERY, AL 36116

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 29 day of March, 2023, by first party **GEORGE C. MANUS, JR., ALSO KNOWN AS GEORGE C. MANUS, A MARRIED MAN**, whose mailing address is 5009 BIRDLEWOOD PARK LANE, HELENA, AL 35080 to second party, **GEORGE C. MANUS, JR. AND SHERYL M. MANUS, HUSBAND AND WIFE JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 5009 BIRDLEWOOD PARK LANE, HELENA, AL 35080.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of HELENA, County of SHELBY, State of ALABAMA to wit:

**Lot 75, according to the Survey of Bridlewood Parc, Sector Three, as recorded in Map Book 20, Page 41, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama;**

APN: 13 5 22 4 001 001.174  
Property Address: 5009 BIRDLEWOOD PARK LANE, HELENA, AL 35080  
This instrument was prepared without the benefit of a title examination.

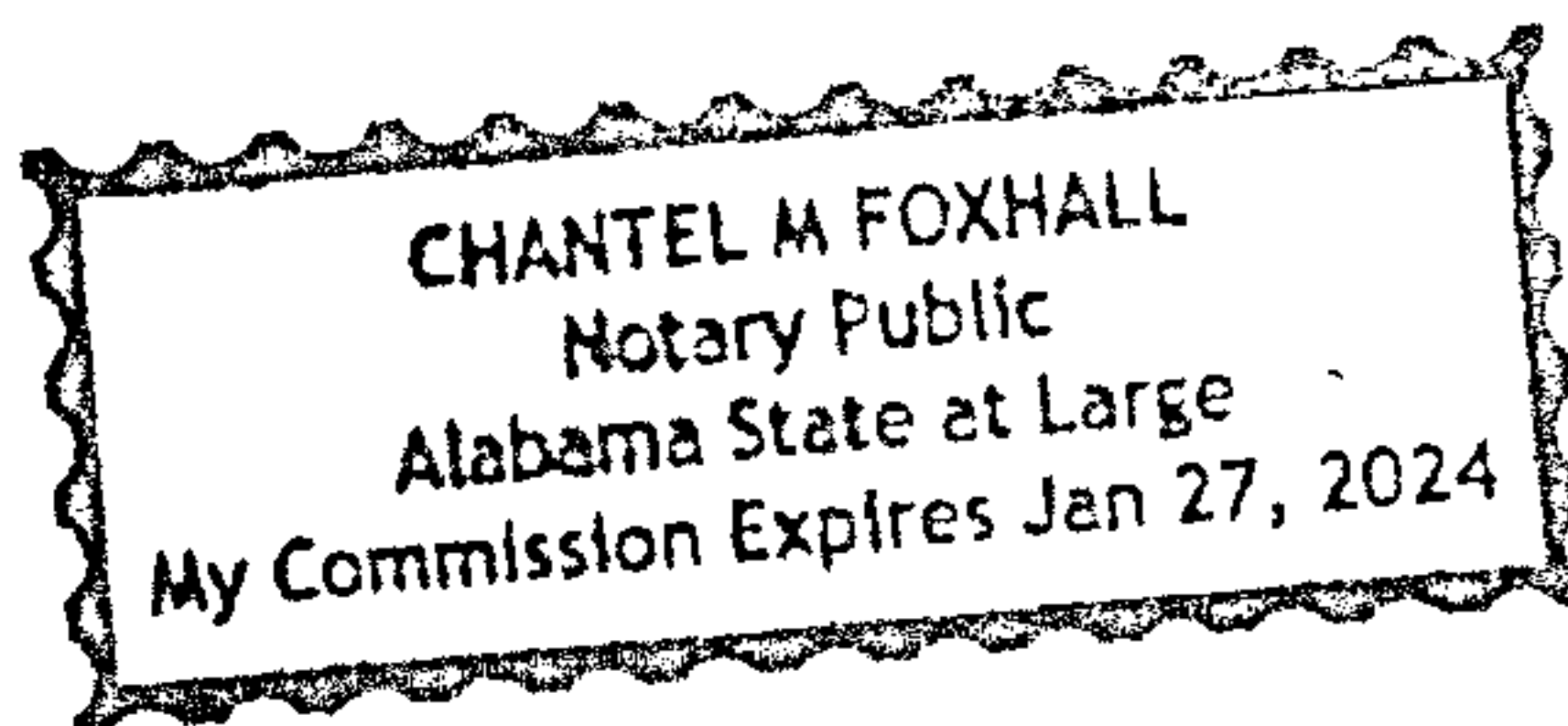
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

George C Manus A/K/A George C Manus  
GEORGE C. MANUS, JR., A/K/A GEORGE C. MANUS

STATE OF ALABAMA  
COUNTY OF Shelby } SS.

I, Chantel M Foxhall, a Notary Public, hereby certify that **GEORGE C. MANUS, JR., A/K/A GEORGE C. MANUS** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 29 day of March, 2023.

Chantel M Foxhall  
Notary Public





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/05/2023 10:15:35 AM  
\$247.00 PAYGE  
20230405000094340

*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 GEORGE C. MANUS,  
Mailing Address 5009 BIRDLEWOOD PARK LANE,  
HELENA, AL 35080.

Grantee's Name GEORGE C. MANUS, JR AND SHERYL M. MANUS,  
Mailing Address 5009 BIRDLEWOOD PARK LANE,  
HELENA, AL 35080.

Property Address 5009 BIRDLEWOOD PARK LANE,  
HELENA, AL 35080.

Date of Sale 3/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$218,790.00

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 Assessor webpage

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 3.29.2023

Print George C. Manus, Jr. Sheryl M. Manus

☐ Unattested

(verified by)

Sign

George C. Manus Sheryl M. Manus  
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1