

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 786688

Mail Tax Statements to: Kenya Howard, 729 Barkley Circle, Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

QUITCLAIM DEED

Deed Exempt Pursuant to Section 40-22-1(b)(2)

JAMES J. KIRKSEY and KANYA T. HOWARD also known as KENYA HOWARD, whose mailing address is 729 Barkley Circle, Alabaster, AL 35007-7536, hereinafter referred to as "Grantor"

and

KENYA HOWARD, unmarried, whose mailing address is 729 Barkley Circle, Alabaster, AL 35007, hereinafter referred to as "Grantee",

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby remise, release and quitclaim unto Grantee all of their right, title and interest in and to the following described tract or parcel of land, located in the County of Shelby, State of Alabama:

Lot 49, according to the Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Being the same property conveyed unto James J. Kirksey and Kenya T. Howard from Wade Cole, as Attorney in Fact for Tabitha G. Owens, by Deed dated June 15, 2017 and recorded June 21, 2017, in Instrument No. 20170621000220810, in the Office of the Judge of Probate of Shelby County, State of Alabama.

This deed conveys any and all interest of Grantor in said property and is delivered WITHOUT REPRESENTATION OR WARRANTY REGARDING THE CONDITION OF THE PROPERTY OF THE TITLE THERETO AND IS FURTHER SUBJECT TO THE FOLLOWING:

1. All easements, covenants, conditions and matters of public record and rights or claims of parties in possession whether or not shown by the public records.
2. Easements or claims of easements, whether or not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters whether or not the same would be disclosed by accurate survey and inspection of the premises.
4. Any lien or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law whether or not shown by the public records.
5. Taxes, assessments or dues.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

TO HAVE AND TO HOLD to the said Grantee forever.

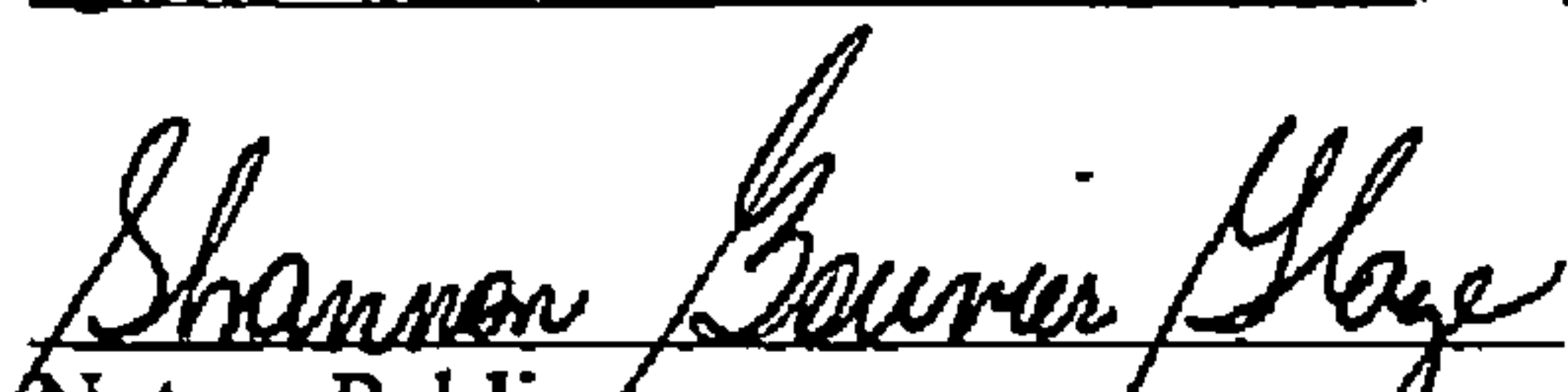
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 18 day of March, 2023.

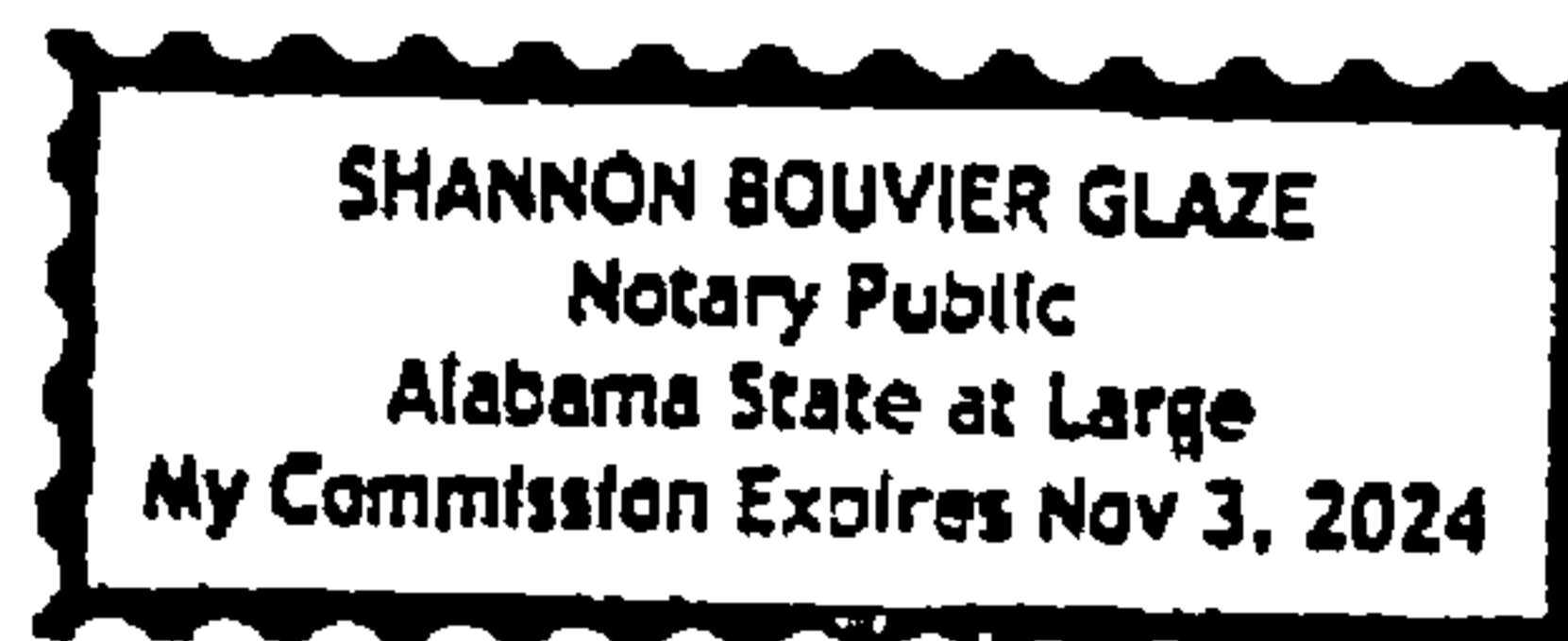

JAMES J. KIRKSEY

STATE OF ALABAMA,
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JAMES J. KIRKSEY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18 day of March, 2023.


Notary Public
Shannon Bouvier Glaze
Print Name
My Commission expires: 11/3/2024



IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 18 day of March, 2023.

Kanya T. Howard AKA Kenya Howard

KANYA T. HOWARD also known as
KENYA HOWARD

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that KANYA T. HOWARD also known as KENYA HOWARD, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 18 day of March, 2023.

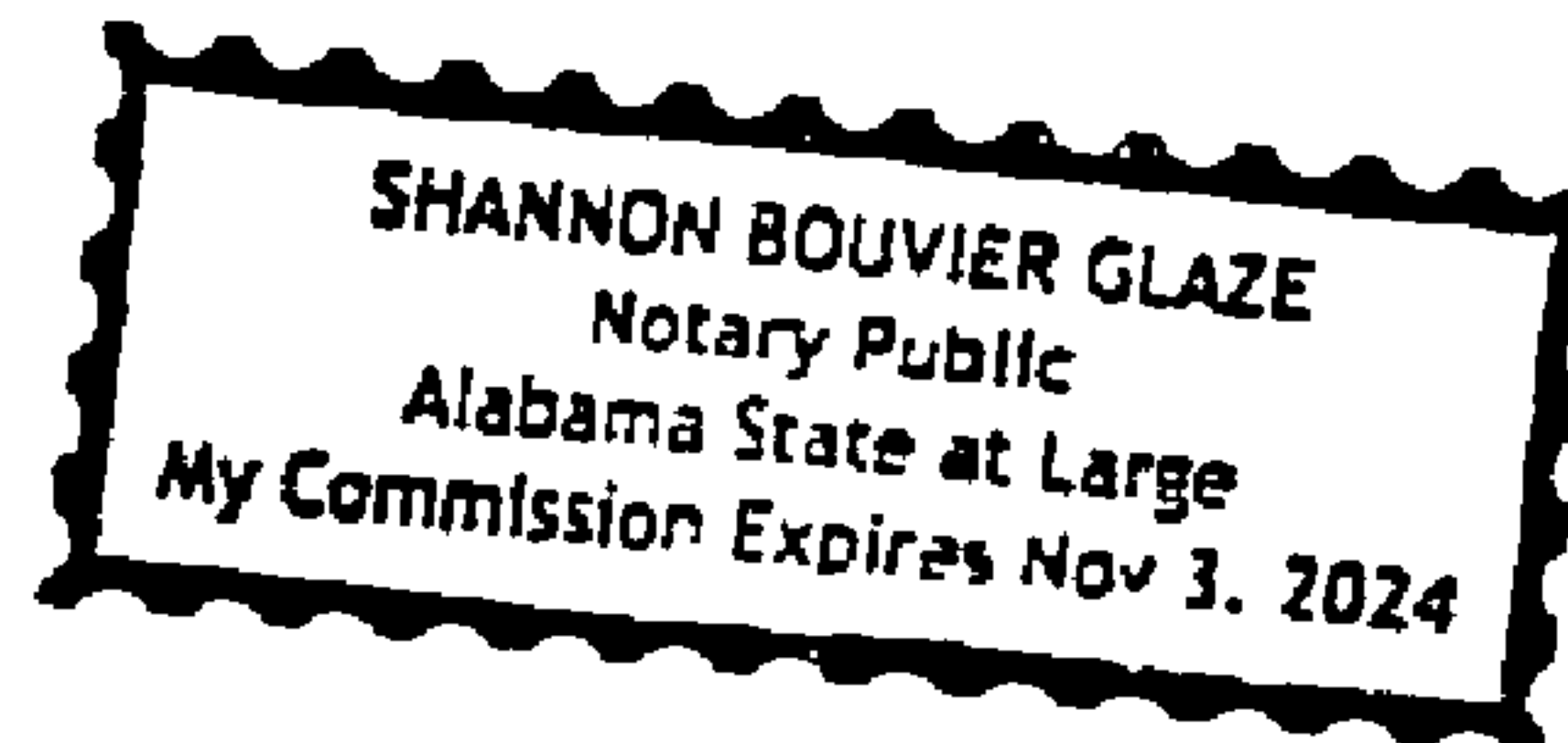
Shannon Bouvier Glaze

Notary Public

Shannon Bouvier Glaze

Print Name

My Commission expires: 11/3/2024



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

James J. Kirksey and Kanya Howard, 729 Barkley Circle, Alabaster, AL 35007-7536

Grantee's address:

Kenya Howard, 729 Barkley Circle, Alabaster, AL 35007

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

Grantor's Name James J. Kirksey
 Mailing Address 729 Barkley Circle
Alabaster, AL 35007-7536

Grantee's Name Kenya Howard
 Mailing Address 729 Barkley CIR
Alabaster, AL 35007-7536

Property Address 729 Barkley Circle
Alabaster, AL 35007-7536

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$208,600.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check on) (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 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 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/18/23

Print JAMES J KIRKSEY Kenya Howard

Unattested Shannon Bourcier Glay Sign James J. Kirksey Kenya Howard
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Order #786688

Exhibit A Legal Description

The following described real estate property situated in Shelby County, Alabama, to-wit:

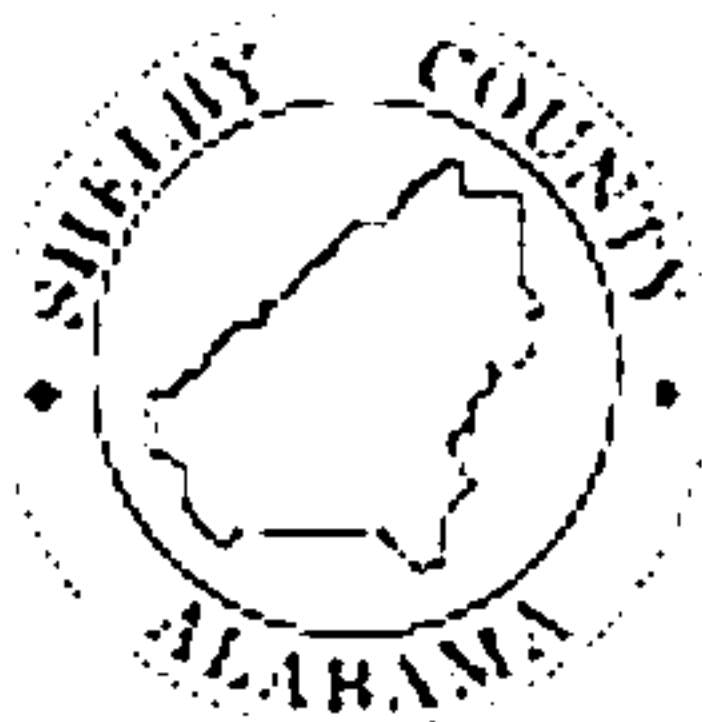
Lot 49, according to the Survey of Silver Creek, Sector 1, as recorded in Map Book 26, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record. \$175,655.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Being the same property conveyed to James J. Kirksey and Kenya T. Howard, by Wade Cole, as Attorney in Fact for Tabitha G. Owens, an Unmarried Woman in deed dated June 15, 2017 and recorded June 21, 2017 in Instrument Number 20170621000220810, in the County of Shelby and State of Alabama.

More commonly known as: 729 Barkley Circle, Alabaster, Alabama, 35007

Parcel/ tax id:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2023 08:04:08 AM
\$244.00 PAYGE
20230410000098810

Allen S. Bayl