

THIS INSTRUMENT PREPARED BY:

Greg White
315 Gadsden Highway, Suite D
Birmingham, Alabama 35235

Shelby County, AL 04/25/2023
State of Alabama
Deed Tax: \$98.00

SEND TAX NOTICE TO:

Mark & Rita Garrett
127 Darnell Drive
Vincent, Alabama 35178

TITLE NOT EXAMINED BY PREPARER OF THIS DEED



20230425000120420 1/2 \$124.00
Shelby Cnty Judge of Probate, AL
04/25/2023 01:57:03 PM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED
Joint Tenants with Rights of Survivorship

KNOW ALL MEN BY THESE PRESENTS that in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Rita F. Shirley Hassett, a married woman** (n/k/a Rita S. Garrett) (herein referred to as Grantor), do grant, bargain, sell and convey unto **Rita S. Garrett (f/k/a Rita F. Shirley Hassett) and Mark A. Garrett**, as joint tenants, with right of survivorship, (herein referred to as Grantees), the following described real estate situated in ~~Jefferson~~ ^{Shelby} County, Alabama, to-wit:

Starting at the Southeast corner of the W. T. Darnell lot and running East 66 yards; thence North to the Glover lot; thence West 66 yards to the Northeast corner of said W.T. Darnell lot; thence South to the starting point. Containing one acre, more or less, and being and lying in Section 14, Township 19, Range 2 East, in the Town of Vincent, Alabama.

1. This property constitutes the homestead of the grantor, Rita F. Shirley Hassett (n/k/a Rita S. Garrett). This property constitutes the homestead of the grantees, Rita S. Garrett and Mark A. Garrett.
2. Subject to (1) taxes for the current and subsequent years, (2) easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any, and (3) mineral and mining rights, if any.
3. No survey was provided. No title examination was performed. No tax advice was given.

TO HAVE AND TO HOLD to the said Grantees their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

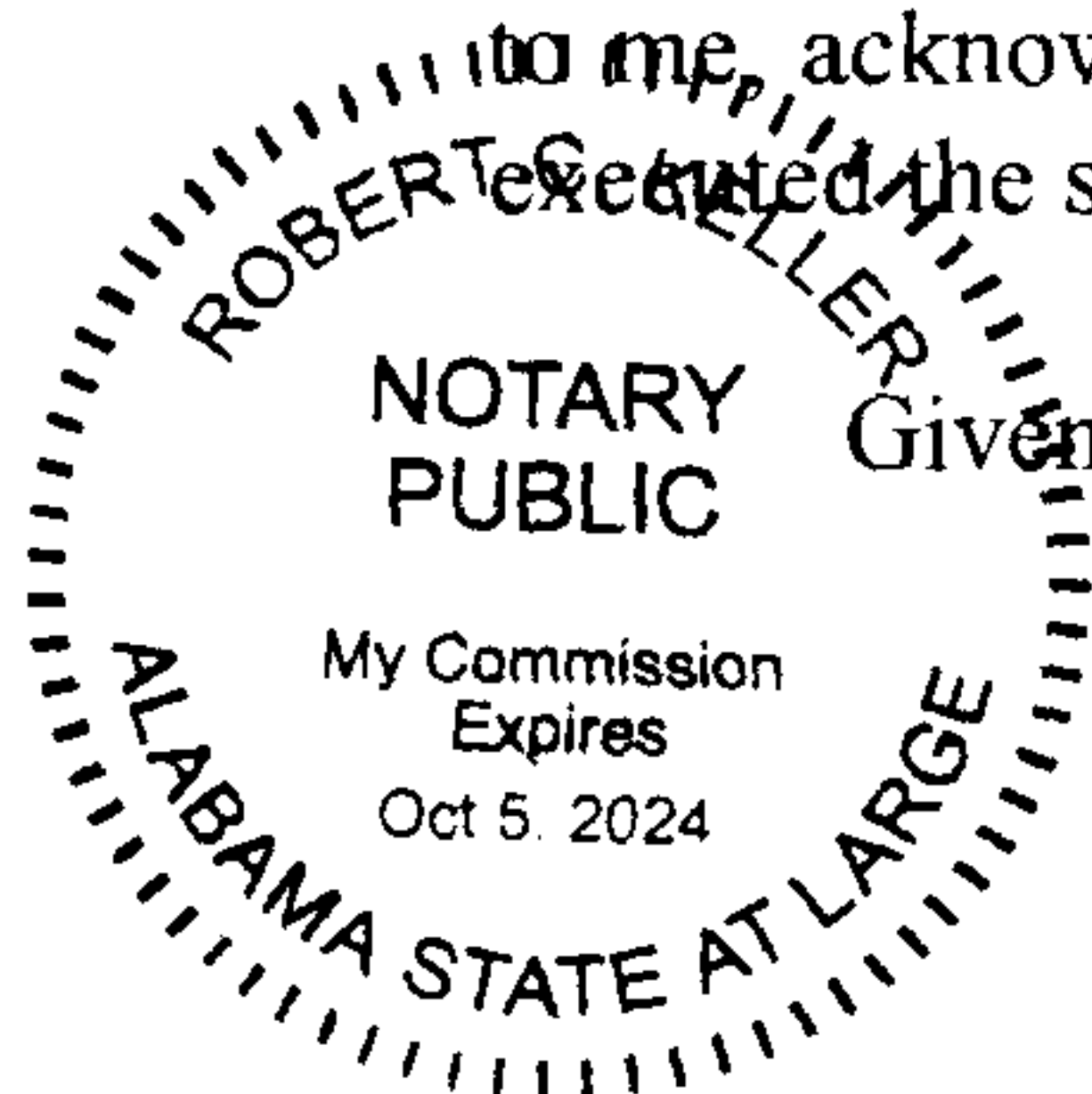
IN WITNESS WHEREOF, Rita F. Shirley Hassett, Grantor, has hereunto set her hand and seal this 25 day of APRIL, 2023.


 (Seal)
RITA F. SHIRLEY HASSETT, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rita F. Shirley Hassett, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2023.




NOTARY PUBLIC
M.C.E.: 10/5/2024

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Rita Shirley Hassett
127 DARNELL DR.
VINCENT, AL 35178

Grantee's Name
Mailing Address

MARK & RITA GARRETT
127 DARNELL DR.
VINCENT, AL 35178

Property Address

127 DARNELL DR.
VINCENT, AL 35178

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 98,000.00



20230425000120420 2/2 \$124.00
Shelby Cnty Judge of Probate, AL
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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 4-25-23

Print

RITA S. GARRETT

Sign

Rita S. Garrett

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1