

20230504000133430 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
05/04/2023 04:04:52 PM FILED/CERT

**INSTRUMENT PREPARED BY**  
ProSolvent Legal Group, LLC  
3648 Vann Rd Suite 132  
Birmingham, AL 35235

**Property Address:**  
3291 River Birch Trail  
Chelsea, AL 35043

**Grantee's Address:**  
3291 River Birch Trail  
Chelsea, AL 35043

**STATE OF Alabama**  
**COUNTY OF Jefferson**

**QUITCLAIM DEED**

THIS INDENTURE is made, entered into and executed by MONIQUE M. SILAS, a widowed woman (hereinafter referred to as "Grantor", as survivor of Reginald W. Silas, hereby remises, releases, quitclaims, grants, sells, and conveys unto MONIQUE M. SILAS (hereinafter referred to as "Grantee" as sole owner,

WITNESSETH: THAT WHEREAS, Reginald W. Silas died in Chelsea Shelby County, Alabama on the 10<sup>th</sup> of April 2023, and died seized as joint tenant with right of survivorship and possessed of the hereinafter described real property; and

WHEREAS Grantor hereby remises, releases, quitclaims, grants, sells and conveys unto Grantee, all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SOURCE OF TITLE: MAP BOOK 35 PAGE 119

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantee, forever.

IN WITNESS WHEREOF, we have hereunto set my hand and seal this 4 of May, 2023

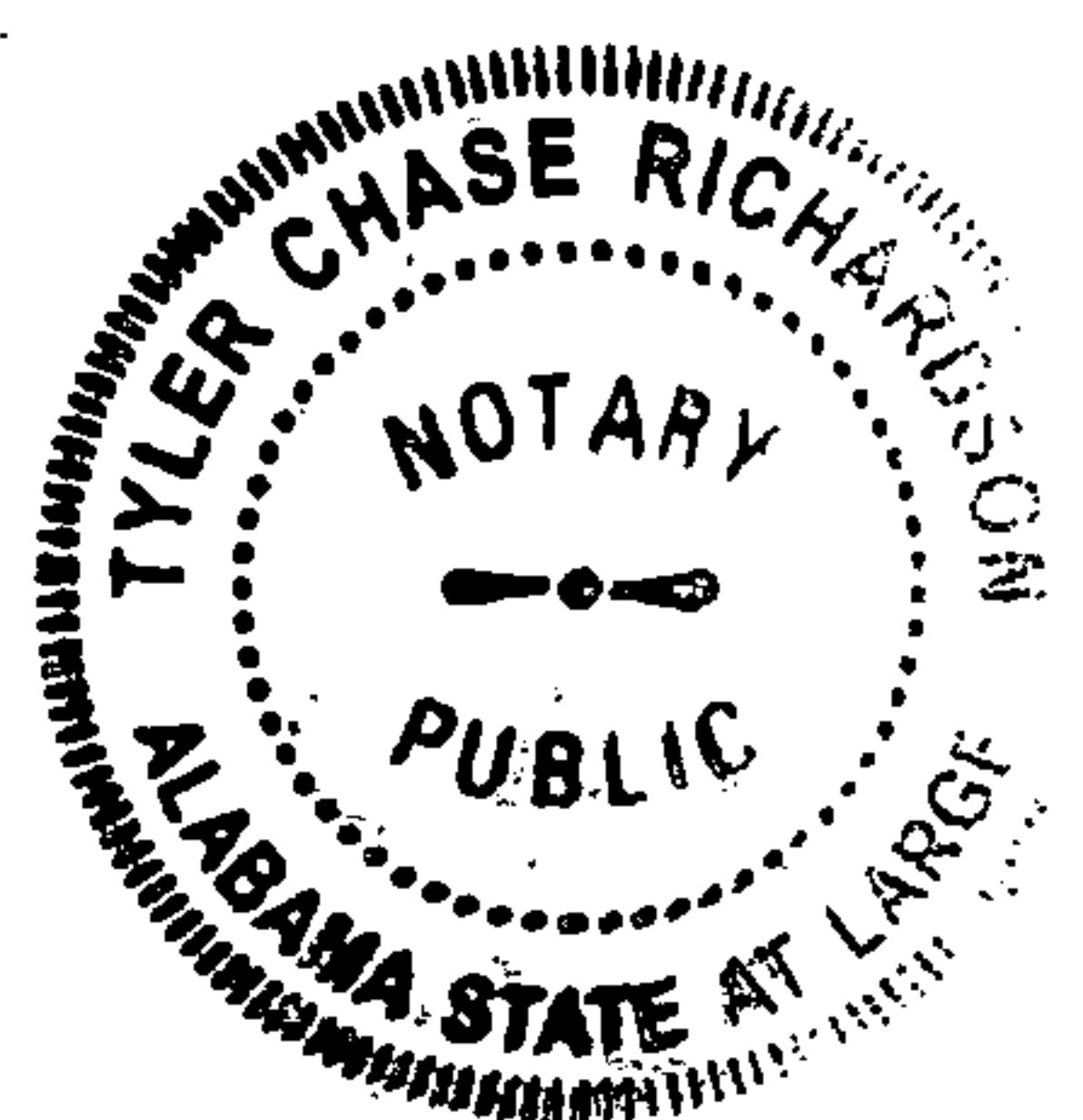
*Monique M. Silas*  
Monique M. Silas

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Monique M. Silas whose name(s) is/are 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 4th day of May, 2023.

*[Signature]*  
Notary Public  
My Commission Expires: 10/14/26





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EXHIBIT "A"

Property Address: 3291 River Birch Trail  
Chelsea, AL 35043

Lot 713, according to the Survey of Windstone Phase VII, as recorded in Map Book 35, Page 116, in the Probate Office of Shelby County, Alabama.



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### Real Estate Sales Validation Form

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

Grantor's Name Monique Silas  
Mailing Address 3291 River Birch Trl  
Chelsea, AL 35043

Grantee's Name Monique Silas  
Mailing Address 3291 River Birch Trl  
Chelsea, AL 35043

Property Address 3291 River Birch Trl  
Chelsea, AL 35043

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 344,600

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 To clear title

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 5/4/23

Print Monique Silas  
Sign \_\_\_\_\_

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one