

Return to After Recording:

Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764
Reference No. AL905751

Mail Tax Statements to:

Chris Pharo
1076 WYNDHAM LN
Helena, AL 35080

THIS DEED IS TO CLEAR TITLE

Prepared By:

National Signing Services, Inc.
c/o Attorney Thomas G. McCroskey
124 W. Freistadt Road, Unit 64
Thiensville, WI 53092
Source of Title #2016 0624 000220190
Tax ID No.: 13 5 21 4 007 059.000

QUIT CLAIM DEED

This indenture made this 14 day of April, 2023, by and between **CHRISTOPHER PHARO A/K/A CHRIS PHARO AND LINDSEY PHARO, HUSBAND AND WIFE**, whose post office address is 1076 WYNDHAM LN, Helena, AL 35080, hereinafter called Grantors, and **CHRISTOPHER PHARO AND LINDSEY PHARO, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose post office address is 1076 WYNDHAM LN, Helena, AL 35080, hereinafter called Grantees.

Witnesseth, that said Grantors, for in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors has in, and to, the following described lot, piece or parcel of land, situate, lying and being in Shelby County, State of Alabama, to-wit:

The following described Real Estate in Shelby County, in the State of Alabama, to wit:

Lot 241, according to the Survey of Wyndham Wilkerson Phase 4, as recorded in Map Book 24, Page 99, in the Probate Office of Shelby County, Alabama.

Commonly known as: 1076 WYNDHAM LN, Helena, AL 35080
Parcel ID #: 13 5 21 4 007 059.000

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantees forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the hands and seals of said Grantors this 14 day of April, 2023.

Christopher Pharos A/K/A Chris Pharos

CHRISTOPHER PHARO
A/K/A CHRIS PHARO

Lindsey Pharos

LINDSEY PHARO

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that CHRISTOPHER PHARO A/K/A CHRIS PHARO AND LINDSEY PHARO, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of the foregoing instrument, they executed the same voluntarily on the day the same bears date.

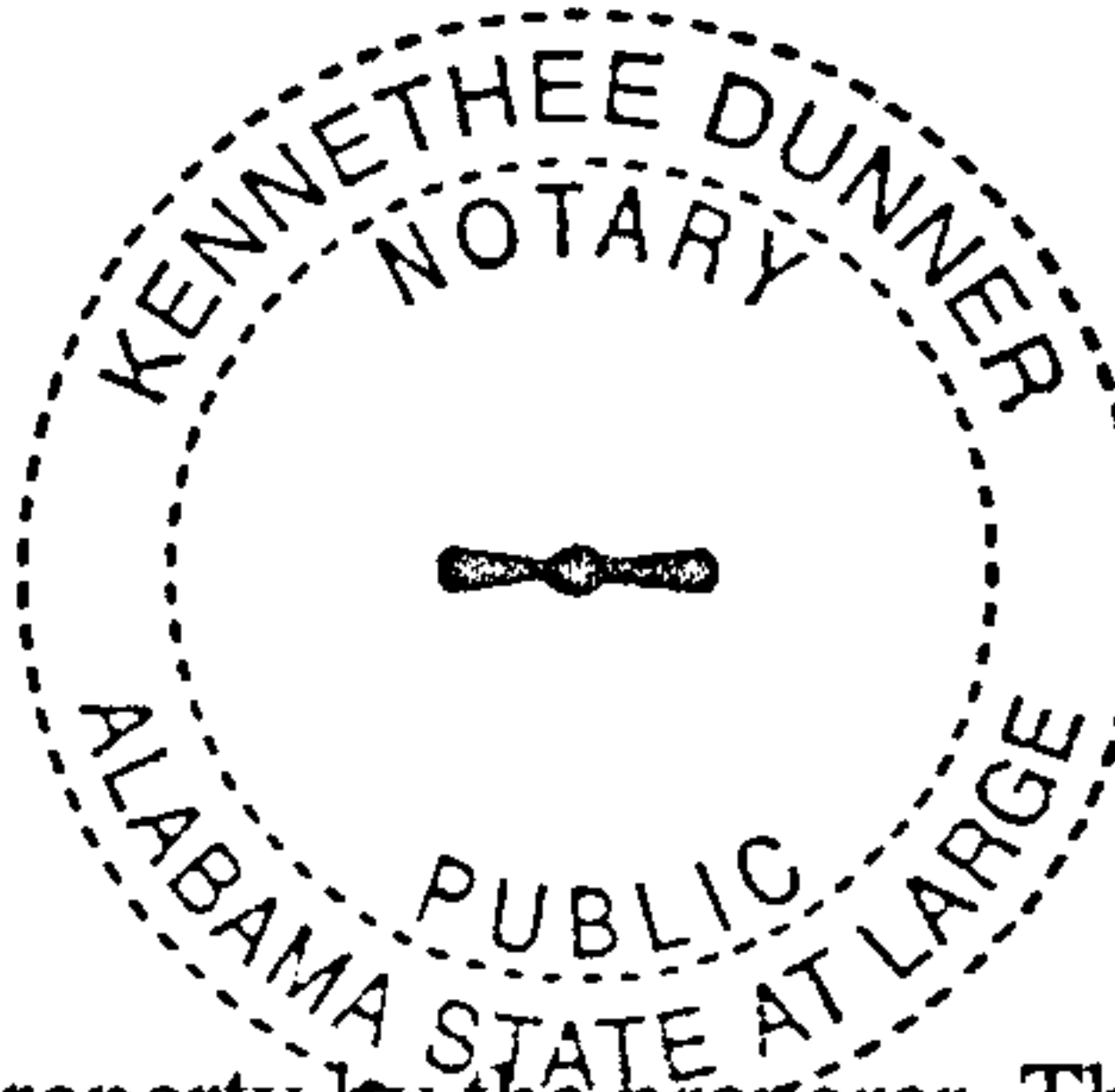
Given my hand and official seal this the 14th day of April, 2023.

Kenneth Dunner

NOTARY PUBLIC

Printed Name: Kenneth Dunner

My Commission Expires: 7/12/2023



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

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

Grantor's Name CHRISTOPHER PHARO A/K/A CHRIS
 Mailing Address PHARO AND LINDSEY PHARO
1076 WYNDHAM LN
Helena, AL 35080

Grantee's Name CHRISTOPHER PHARO AND LINDSEY PHARO
 Mailing Address 1076 WYNDHAM LN
Helena, AL 35080

Property Address 1076 WYNDHAM LN
Helena, AL 35080

Date of Sale 4/14/2023
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ \$153,300.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk _____
 Shelby County, AL
 06/14/2023 08:37:59 AM
 \$30.00 JOANN
 20230614000178080

The purchase price or actual value claimed (Allen S. Boyd) can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other _____
☐ Closing Statement

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 4/14/2023

Print Lindsey Pharo
Christopher Pharo A/K/A Chris Pharo

Sign Christopher Pharo A/K/A Chris Pharo

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1