

CLERK'S DEED

Case No. 58-DR-2023-900162.00

STATE OF ALABAMA
SHELBY COUNTY

WHEREAS, on June 21, 2023 in case number DR-2023-900162.00 in the matter of LANGSTON PAIGE, PLAINTIFF vs LANGSTON TROY MARK, DEFENDANT, in the Shelby County Circuit Court of Alabama, at Columbiana, Alabama, an Order was rendered instructing and directing the undersigned to convey the hereinafter described property to the grantee herein named.

NOW, THEREFORE, I, Mary Harris, Clerk of the Circuit Court of Shelby County Alabama, by the authority in me vested by said Order of June 21, 2023, and by these presents, do hereby grant and convey unto the said CHRISTOPHER R. LOVING AND DOROTHY J. LOVING, all right, title and interest of LANGSTON TROY MARK, in and to the following described property, to wit:

LOT 16, BLOCK 1, ACCORDING TO THE SURVEY OF HAMLET, SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.


Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

PAIGE LITTLEFIELD LANGSTON IS ONE AND THE SAME PERSON AS PAIGE LITTLEFIELD, GRANTEE IN THAT DEED RECORDED IN INST. 20090817000316260

The marital status of each of the foregoing named parties is unknown to the undersigned. The undersigned executes this instrument in said capacity as Clerk and does not personally or individually warrant the title to said property.


TO HAVE AND TO HOLD the aforesaid premises to the said CHRISTOPHER R. LOVING AND DOROTHY J. LOVING, as Joint Tenants, with rights of survivorship, their heirs and assigns forever; being the intention of the parties to this conveyance, that (unless the Joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

IN TESTIMONY, WHEREOF, I have hereunto set by my hand and seal at office in the City of Columbiana, the 22 day of June, 2023.


MARY HARRIS
CIRCUIT CLERK
SHELBY COUNTY CIRCUIT COURT

STATE OF ALABAMA
SHELBY COUNTY

I, Lisa Sallas, a Notary Public in and for the county of Shelby and State of Alabama, hereby certify that Mary Harris who is known to me to be the Clerk of the Circuit Court, in said County and State, whose name as Clerk of said Court 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 this conveyance, she executed the same voluntarily in her capacity as such Clerk on this day the same bears date.
Given under my hand and official seal this the 22 day of June, 2023.


NOTARY 4-13-25
MY COMMISSION EXPIRES

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

Grantor's Name CIRCUIT CLERK SHELBY COUNTY
 Mailing Address c/o George Vaughn
2820 COLUMBIANA ROAD, Suite 100
Vestavia Hills, AL 352116

Grantee's Name CHRISTOPHER R. LOVING
 Mailing Address 648 11TH STREET NW
ALABASTER, AL 35007

Property Address 648 11TH STREET NW
ALABASTER, AL 35007

Date of Sale JUNE 23, 2023

Total Purchase Price \$250,000 - TO QUIET TITLE

Filed and Recorded
 Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

07/03/2023 10:43:56 AM

\$26.00 PAYGE

20230703000197090

or
 Actual Value \$

or
 Assessor's Market Value \$

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 6/22/2023

Print George M. Vaughn

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1