

**AFTER RECORDING RETURN TO:**

Title365  
345 Rouser Road  
Bldg 5, Suite 100  
Coraopolis, PA 15108  
File No. ORG-430043

**MAIL TAX STATEMENTS TO:**

Richard Scieler Stephenson  
Lauren Mackenzie Stephenson  
130 1st Avenue West  
Helena, AL 35080

**This document prepared by:**

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 13 5 15 3 007.002.000

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 26<sup>th</sup> day of August, 2023, by and between Richard Scieler Stephenson, a married man, joined by his spouse, Lauren Mackenzie Stephenson, residing at 130 1st Avenue West, Helena, AL 35080, hereinafter referred to as Grantor(s) and Richard Scieler Stephenson and Lauren Mackenzie Stephenson, husband and wife, as joint tenants with rights of survivorship, residing at 130 1st Avenue West, Helena, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

A lot being a part of Lot 1, in Block 12, as mapped by Joseph Squire and recorded in Map Book 3, Page 121, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Begin at the Southwest corner of Block 12, and run East along the north side of First Avenue, 80 feet and 10 inches to a point on the west line of Lot 1, Resurvey of Block 12, Joseph Squire's Addition to Helena, as recorded in Map Book 8, Page 56, in the Office of the Judge of Probate of Shelby County, Alabama; thence North along said West line of said Lot 1 and parallel with the West side of Block 12 alley 157 feet thence West, parallel with First Avenue 68.10 inches, more or less, to the East side of Fourth Street; thence South along East side of Fourth Street to the Point of Beginning; lying in and being part of the West 1/2 of the SW 1/4 of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

**BEING the same which Derek L. Cutcher, a married man by Deed dated March 27, 2015, and recorded April 20, 2015 in the County of Shelby, State of Alabama in Instrument Number 20150420000125300 conveyed unto Richard Scieler Stephenson.**

**Parcel ID Number: 13 5 15 3 007 002.000**

**Property commonly known as: 130 1st Avenue West, Helena, AL 35080**

**This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.**

**TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.**

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]**

**[SIGNATURE PAGE TO FOLLOW]**

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 26<sup>th</sup> day of August, 2023.

Richard Scielor Stephenson  
Richard Scielor Stephenson

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Richard Scielor Stephenson, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 26<sup>th</sup> day of August, 2023.

Emmanuel A. Reese  
NOTARY PUBLIC

My commission expires: 6/18/24

Emmanuel A. Reese  
Notary Public  
Alabama State at Large  
Comm. Exp. 06/18/24

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 26<sup>th</sup> day of August, 2023.

Lauren Mackenzie Stephenson  
Lauren Mackenzie Stephenson

STATE OF Alabama  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Lauren Mackenzie Stephenson, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 26<sup>th</sup> day of August, 2023.

Emmanuel A. Reese  
NOTARY PUBLIC

My commission expires: 6/18/24

Emmanuel A. Reese  
Notary Public  
Alabama State at Large  
Comm. Exp. 06/18/24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/05/2023 09:06:36 AM  
\$170.00 PAYGE  
20230905000266860

*Allen S. Boyd*

REAL ESTATE SALES VALUATION FORM

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

Grantor's Name Richard Scieler Stephenson and Lauren Mackenzie Stephenson  
Mailing Address 130 1st Avenue West  
Hdena AL 35080

Grantee's Name Richard Scieler Stephenson and Lauren Mackenzie Stephenson  
Mailing Address 130 1st Avenue West  
Hdena AL 35080

Property Address 130 1st Avenue West  
Hdena AL 35080

Date of Sale 8/26/2023  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$135,508.50

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 8/26/23

Print Richard Scieler Stephenson

Unattested \_\_\_\_\_  
(verified by)

Sign Richard Scieler Stephenson  
(Grantor/Grantee/Owner/Agent) circle one