


This instrument was prepared by:
Attorney Amy R. Milling
Roland Milling Law, LLC
310 Canyon Park Drive
Pelham, Alabama

(Description furnished by Grantor. No
survey examined and no title examination
made by this attorney.) Source of Title:
Instrument No. 20201230000598710 in the
Office of the Judge of Probate, Shelby
County, AL 12/30/2020.


20231011000302040 1/3 \$129.00
Shelby Cnty Judge of Probate, AL
10/11/2023 01:05:54 PM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of
TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid
to the undersigned, the receipt whereof is hereby acknowledged, the undersigned Cathy Burgess,
(hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to
Ashley Marie Burgess Cobb, with a life estate to Cathy Burgess (hereinafter called Grantee), all her
right, title, interest and claim in or to the following described real estate, situated in Shelby County,
Alabama, to-wit:

**LOT 28, ACCORDING TO THE RESURVEY OF CRESTMONT, AS
RECORDED IN MAP BOOK 22, PAGE 30 IN THE OFFICE OF THE JUDGE
OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Subject to:

1. Taxes for the year 2023 and subsequent years.
2. Existing easements, encroachments, restrictions, covenants, conditions, rights of way,
and limitations, if any of record.
3. That a mortgage exists in the amount of \$116,000 with PNC Bank.

Shelby County, AL 10/11/2023
State of Alabama
Deed Tax: \$101.00

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, her heirs, and assigns, that I am lawfully seized in fee simple of said premises; that she is 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 said grantee, her heirs and assigns forever, against the lawful claims of all persons.

TO HAVE AND TO HOLD to said GRANTEE, her heirs and assigns forever.

Given under my hand and seal, this 11TH day of September, 2023.

Cathy Burgess
Cathy Burgess

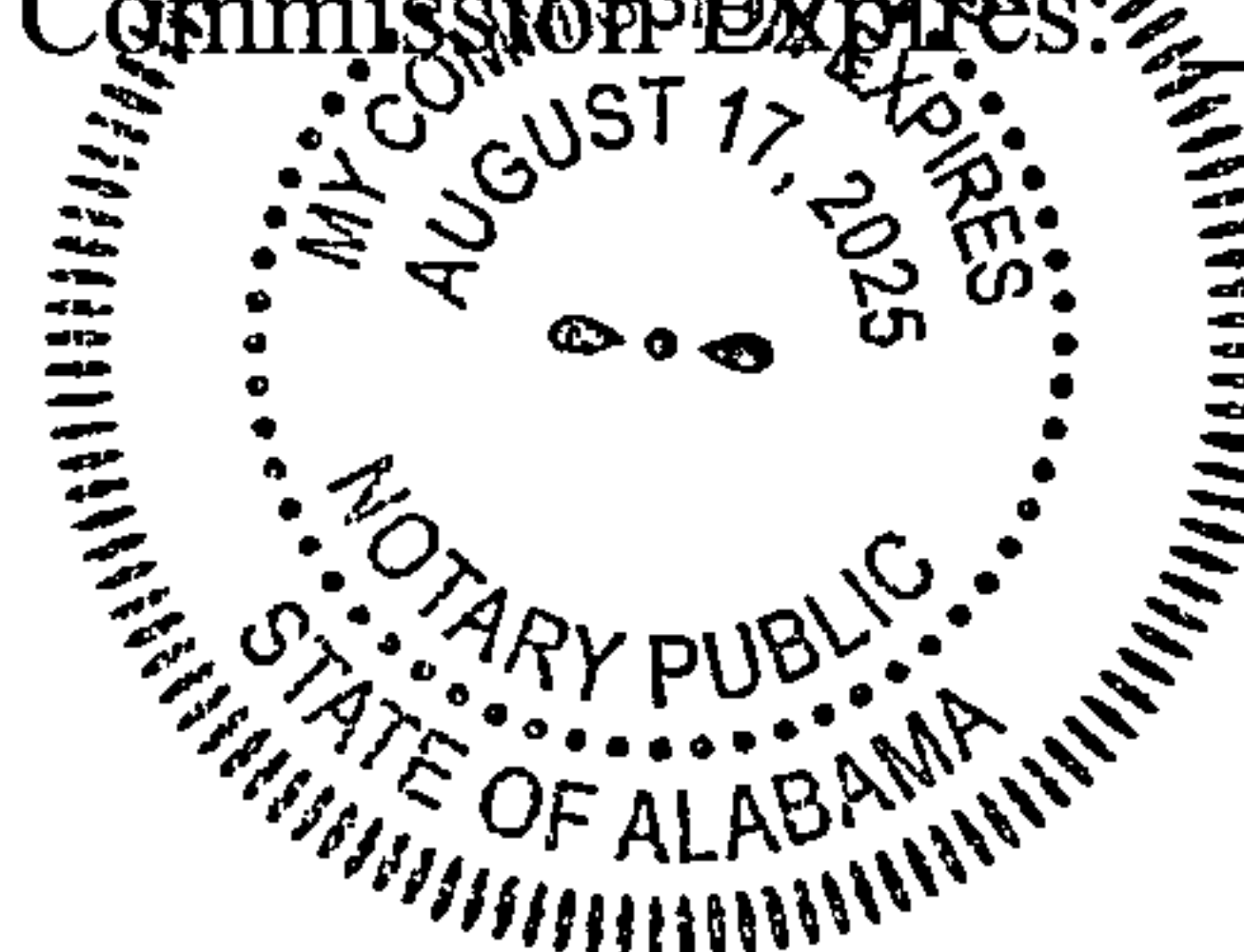
Send tax notice to:
Cathy Burgess
137 Crestmont Lane
Pelham, AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for said County, in said State, hereby certify that Cathy Burgess 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 11 day of September, 2023:

Amy R. Mullins
NOTARY PUBLIC
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 Cathy Burgess
Mailing Address 137 Crestmont Lane
Pelham, AL

Grantee's Name Ashley Marie Burgess Cobb,
Mailing Address with a life estate to Cathy Burgess
137 Crestmont Lane
Pelham, AL

Property Address 137 Crestmont Lane
Pelham, AL 35124

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$201,400

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 Tax Assessor 1/2 100,700

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 a

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 09/11/2023

Print Cathy Burgess

Unattested

Sign Cathy Burgess

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



20231011000302040 3/3 \$129.00
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