

AFTER RECORDING RETURN TO:

Title365
345 Rouser Road
Bldg 5, Suite 100
Coraopolis, PA 15108
File No. ORG-433755

MAIL TAX STATEMENTS TO:

Joseph Clete Foshee and Sharon Stoudenmire Foshee
10 Sweet Gum Lane
Chelsea, AL 35043

This document prepared by:

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

Parcel ID No.: 098340002001000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 29th day of September, 2023, by and between **Joseph Clete Foshee and Sharon Stoudenmire Foshee, who acquired title as Sharon Stoudemire Foshee, husband and wife, as joint tenants with right of survivorship**, residing at 10 Sweet Gum Lane, Chelsea, AL 35043, hereinafter referred to as Grantor(s) and **Joseph Clete Foshee and Sharon Stoudenmire Foshee, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 10 Sweet Gum Lane, Chelsea, AL 35043, 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:

Lot 1, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Office of the Judge of Probate of Shelby County, Alabama.

Also known as: 10 Sweet Gum Lane, Chelsea, AL 35043

Being the same premises conveyed from Elizabeth Ann Burdette, Personal Representative of Estate of E. Frost, deceased, Probate Case No. PR-2015-00283 to Joseph Clete Foshee and Sharon Stoudenmire Foshee in a deed dated 08/07/2015 and recorded date 08/11/2015 in Instrument Number 20150811000278770 of the official records.

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.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 29th day of September, 2023.


Joseph Clete Foshee

STATE OF Alabama

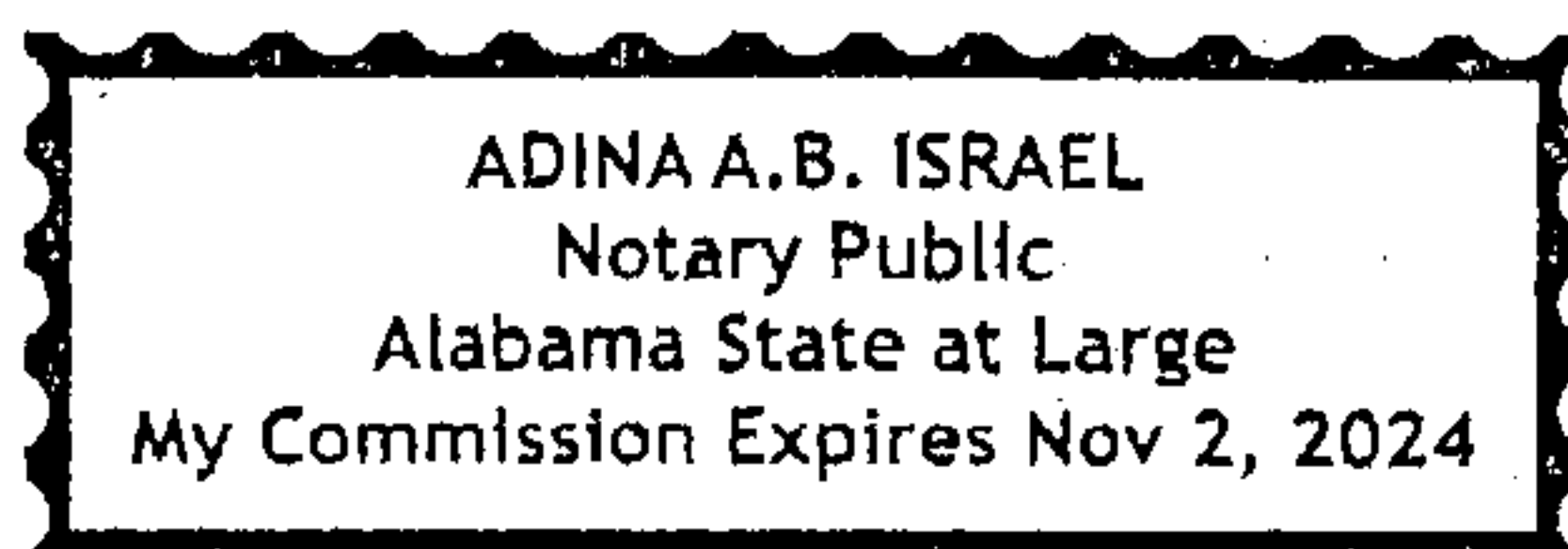
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Joseph Clete Foshee, 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 29th day of September, 2023.


NOTARY PUBLIC

My commission expires: November 2, 2024



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 29th day of September, 20 23.

Sharon Stoudenmire Foshee, who acquired title as Sharon Stoudenmire Foshee
Sharon Stoudenmire Foshee, who acquired title as Sharon Stoudenmire Foshee

STATE OF Alabama

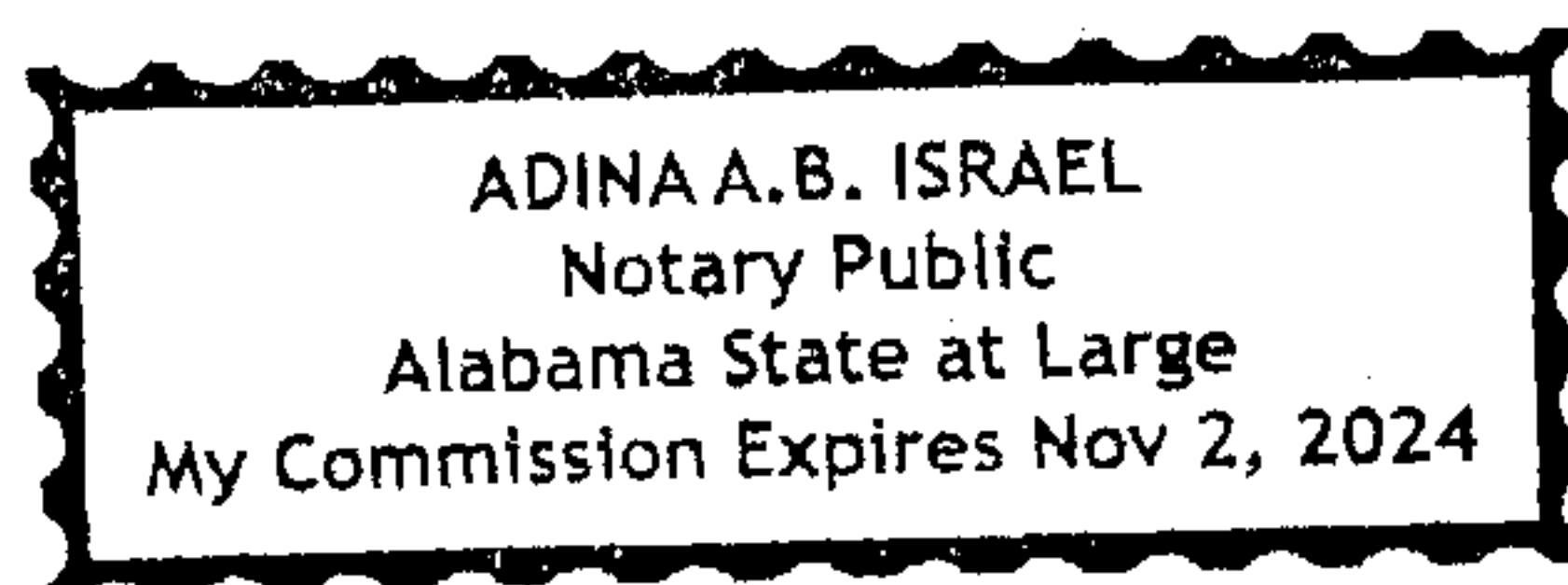
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Sharon Stoudenmire Foshee, who acquired title as Sharon Stoudenmire Foshee, 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 29th day of September, 20 23.

Adina A. B. Israel
NOTARY PUBLIC

My commission expires: November 2, 2024





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/16/2023 08:22:07 AM
 \$32.00 PAYGE
 20231016000304360

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name

Joseph Clete Foshee and Sharon Stoudenmire Foshee,
 who acquired title as Sharon Stoudenmire Foshee

Grantee's Name

Joseph Clete Foshee and Sharon
 Stoudenmire Foshee

Mailing Address

10 Sweet Gum Lane
 Chelsea, AL 35043

Mailing Address

10 Sweet Gum Lane
 Chelsea, AL 35043

Property Address

10 Sweet Gum Lane
 Chelsea, AL 35043

Date of Sale 09/29/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 298,300.00

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 09/29/2023

Print Joseph Clete Foshee Sharon Stoudenmire Foshee

☒ Unattested

H. B. Bayl
 (verified by)

Sign

Joseph Clete Foshee Sharon Stoudenmire Foshee
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1