

THIS INSTRUMENT WAS PREPARED  
WITHOUT THE BENEFIT OF TITLE EXAMINATION:

Burt W. Newsome  
NEWSOME LAW, L.L.C.  
194 Narrows Drive #103  
Birmingham, AL 35242

STATE OF ALABAMA     )  
                                      )  
SHELBY COUNTY         )

**QUITCLAIM DEED**

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**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, **SHELLEY SUDSBERRY, AN UNMARRIED PERSON** (the “**Grantor**”), do hereby remise, release, quitclaim and convey unto **MORTGAGE CORPORATION OF THE SOUTH** (hereinafter referred to as the “**Grantee**”), any and all of the Grantor’s right, title and interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 118 according to the Final Plat of Long Branch Estates Phase I, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama. Being one and the same property as described in Instrument #20080131000040700 as follows: Lot #118 of Long Branch Estates Subdivision, Phase 1. Located in South ½ of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

*Shelley Sudsberry is the sole surviving Grantee of deed recorded in Instrument Number 20080131000040700 as the other Grantee, Harold Dane Harrison, having passed away on or about March 18, 2014.*

**TO HAVE AND TO HOLD** to the Grantee, **MORTGAGE CORPORATION OF THE SOUTH**, its successors and assigns, forever.

**IN WITNESS WHEREOF, SHELLEY SUDSBERRY** has caused this conveyance to be executed in her name by her undersigned attorney-in-fact, and her seal affixed this the 20<sup>th</sup> day of October, 2023.

*Shelley Sudsberry by Christine Hill her POA*

SHELLEY SUDSBERRY, by and through  
CHRISTINE HILL, her Attorney-in-Fact, said  
Power of Attorney is recorded in Instrument  
Number 20231019000309490 in the Probate  
Records of Shelby County, Alabama.

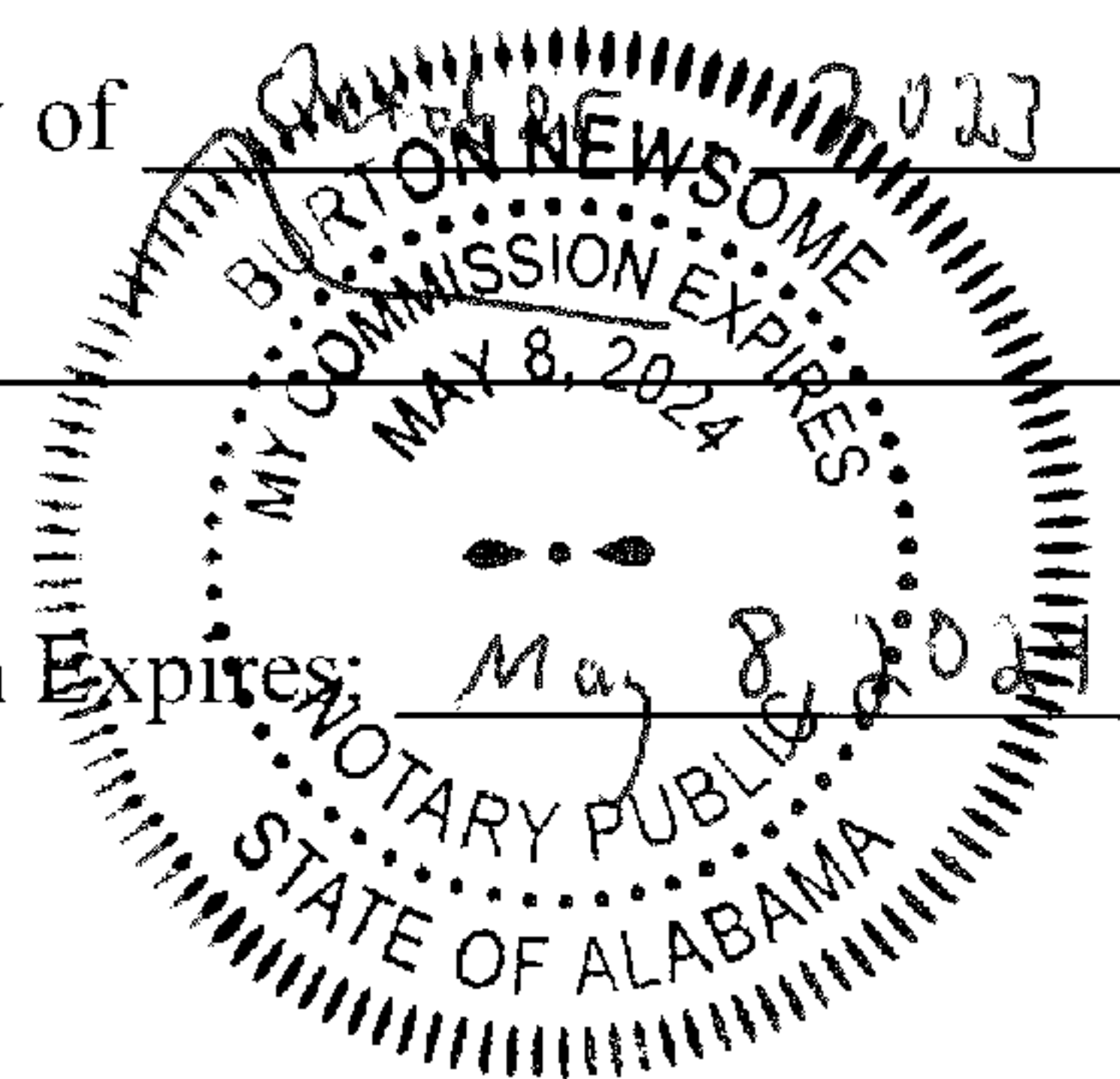
STATE OF Alabama )  
 )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Christine Hill, whose name as Attorney-in-Fact of **SHELLEY SUDSBERRY**, 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, in her capacity as such Attorney-in-Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of October, 2023.

*B*  
Notary Public

My Commission Expires: May 8, 2024



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

Grantor's Name SHELLEY SUDSBERRY  
 Mailing Address 1004 Creekview Circle  
Calera, AL 35040

Grantee's Name MORTGAGE CORPORATION OF THE SOUTH  
 Mailing Address P.O. BOX 1026  
Wetumpka, AL 36092

Property Address 1004 CREEKVIEW CIRCLE  
CALERA, AL 35040

Date of Sale 10/20/2023  
 Total Purchase Price \$                     

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/20/2023 09:41:37 AM  
 \$442.00 PAYGE  
 20231020000309950

or  
 Actual Value \$                     

or  
 Assessor's Market Value \$ 413,800.00



*Allen S. Byrd*

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 ☐ Appraisal  
☐ Sales Contract ☒ Other Shelby County Tax Assessed Value  
☐ 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 10/20/23

Print Shelley Sudsberry, by Christine Hill,  
her Power of Attorney

Unattested

Sign Shelley Sudsberry For Christine Hill her POA  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)