

This Instrument Prepared by:
Lynn Campisi
Lynn Campisi, P. C.
3016 Pump House Road
Birmingham, Alabama 35243

Send Tax Notice To:

Laura McLendon
601 Crosscreek Cove
Pelham, AL 35124-1544

QUIT CLAIM DEED

State of Alabama
COUNTY: SHELBY


20231103000324050 1/3 \$249.00
Shelby Cnty Judge of Probate, AL
11/03/2023 10:59:27 AM FILED/CERT

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt where is acknowledged, **Linda B. Lowe**, an unmarried woman (herein referred to as grantor), remise, quit claim and convey unto **Laura McLendon** (herein referred to as grantee), 100% of all my rights, titles, interests, and claims in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 36, according to the Survey of Crosscreek Cove, as recorded in Map Book 32, Page 72, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Current taxes, covenants, restrictions, building lines, easements, mortgages, agreements and right of ways as same are filed of record.

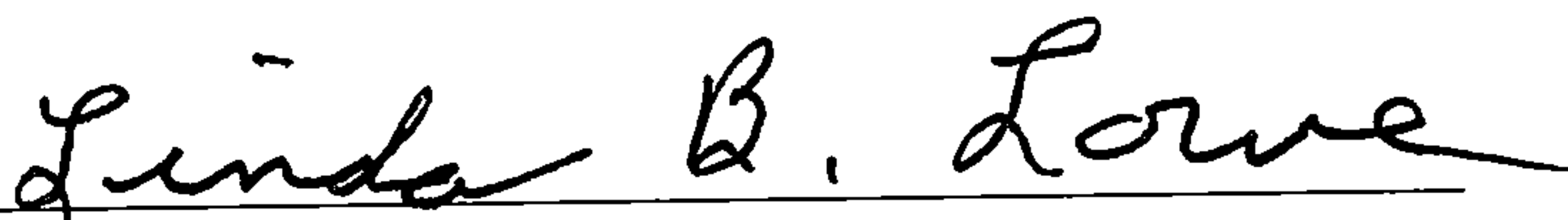
The sole purpose of this Quitclaim Deed is to extinguish that certain life estate reserved by Linda B. Lowe.

NO TITLE OPINION GIVEN.

This instrument is prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 19 day of August, 2021.


Linda B. Lowe

Shelby County, AL 11/03/2023
State of Alabama
Deed Tax: \$221.00



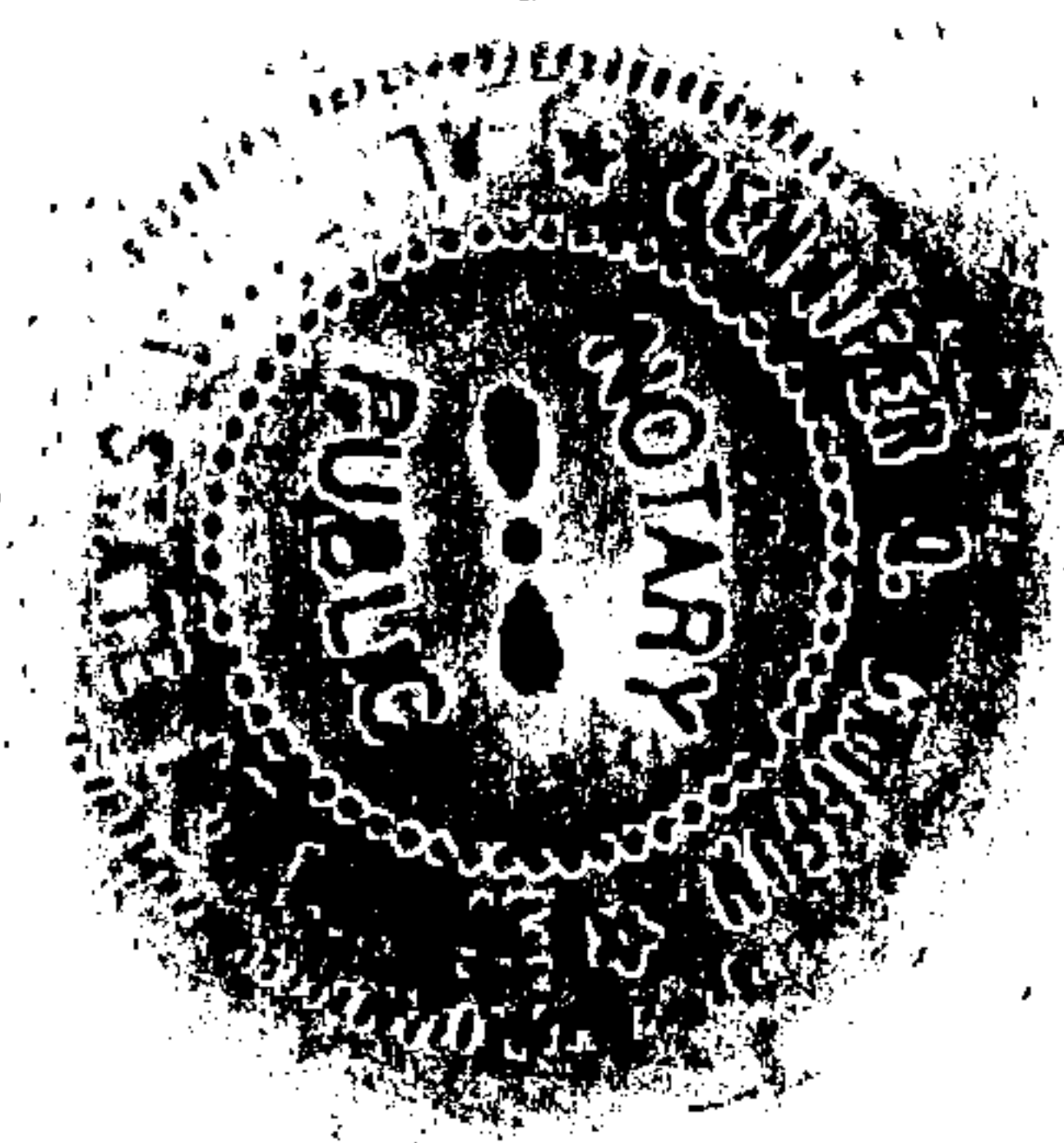
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Acknowledgment

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Linda B. Lowe**, 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 19 day of August 2021.



Jennifer L. Guffin
Notary Public

My commission expires: 9/11/2022

Real Estate Sales Validation Form

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

Grantor's Name Linda B. Lowe
Mailing Address 601 Crosscreek Cove
Pelham, AL 35124

Grantee's Name Laura McLendon
Mailing Address 601 Crosscreek Cove
Pelham, AL 35124

Property Address 601 Crosscreek Cove
Pelham, AL 35124

Date of Sale 8.19.2021

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 220,700

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 property tax appraised 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 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 8.19.2021

Print Jennifer Q Griffin

Sign Jennifer Q Griffin

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



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