

SEND TAX NOTICES TO:
Albert and Sharon Somera
1875 Trailridge Drive
Pelham, AL 35124

THIS INSTRUMENT PREPARED WITHOUT BENEFIT
OF SURVEY OR ON-SITE INSPECTION

Cross Reference to
Instrument Number 20230706000201570

STATE OF ALABAMA

COUNTY OF SHELBY

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, **REGIONS BANK** (hereafter referred to as Grantor), for and in consideration of the sum of Eighty Two Thousand, Five Hundred Dollars and Zero Cents (\$82,500.00) and other good and valuable consideration in hand paid by **Janet L. Richards** (herein referred to as Grantee(s) the receipt and legal sufficiency of which is hereby acknowledged, does hereby remise, release, and forever quit claim unto the said Grantee, all of its right, title and interest in and to the following land lying and being in the County of Shelby, State of Alabama, and particularly described as follows, to-wit:

Lot 1, according to the Survey of Indian Hills, 1st Sector, as recorded in Map Book 4, Page 81, in the Probate Office of Shelby County, Alabama

More commonly known as: 1875 Trailridge Drive, Pelham, AL 35124

Said conveyance is subject to restrictive covenants, easements, and rights of way of record in the Probate Office of Shelby County, Alabama. Said conveyance is subjective to all rights of redemption in favor of any and all parties entitled to redeem subject property from the foreclosure sale and in accordance with the laws of the State of Alabama.

TO HAVE AND TO HOLD the above granted premises unto the said Grantee, his heirs, and assigns, forever.

IN WITNESS WHEREOF, the undersigned has hereunto set its hands and affixed its seals on this the 7 day of December, 2023

REGIONS BANK d/b/a Regions Mortgage

By:  _____

Its: Joe Terrill, Senior Vice President

STATE OF MISSISSPPI

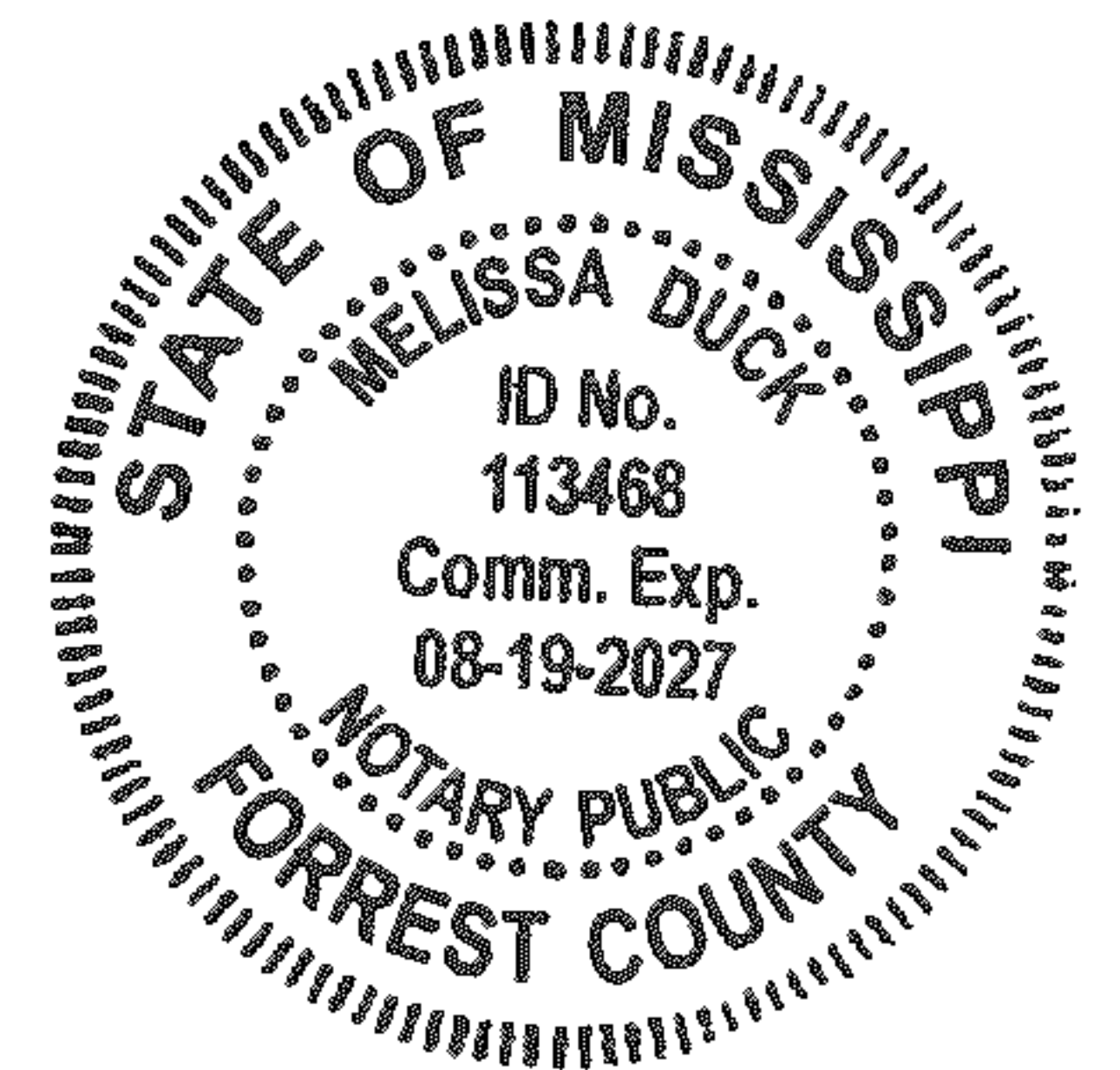
COUNTY OF LAMAR

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Terrill, whose name as Senior Vice President of REGIONS BANK d/b/a Regions Mortgage, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he/she, as such Senior Vice President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 6th day of December, 2023

Melissa Duck
NOTARY PUBLIC
My Commission Expires: 8/19/2027

This Instrument Was Prepared By:
Regions Bank
5214 Lincoln Rd Extension
Hattiesburg, MS 39402



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

Grantor's Name Regions Bank
 Mailing Address 5214 Lincoln Rd Ext
Hattiesburg, MS 39402

Grantee's Name Janet L. Richards
 Mailing Address 1875 Trailridge Dr
Pelham, AL 35124

Property Address 1875 Trailridge Drive
Pelham, AL 35124

Date of Sale 9/29/2023
 Total Purchase Price \$ 82,500.00

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/07/2023 11:24:19 AM
 \$110.50 PAYGE
 20231207000353340

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
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other Quit Claim Deed

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 12-6-2023

Print Jeff Kenseear, AUP Regions Bank

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1