

**This instrument was prepared by:**  
Matthew T. Kidd, Esq.  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

**Send tax notice to:**  
Jennifer Layne Elliott  
448 Waterford Cove Trail  
Calera, AL 35040

**½ Tax Assessed Value: \$118,020**

**QUITCLAIM DEED**

**Note: The following conveyance was prepared without the benefit of a title search; legal description provided by Grantor**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to undersigned Grantor by Grantee herein, the receipt and sufficiency of which is hereby acknowledged, Chase D. Jones, an unmarried man (herein referred to as Grantor) hereby remises, releases, quitclaims, grants, sells, and conveys unto Kristen D. Jones (herein referred to as Grantee), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby, Alabama, to-wit:

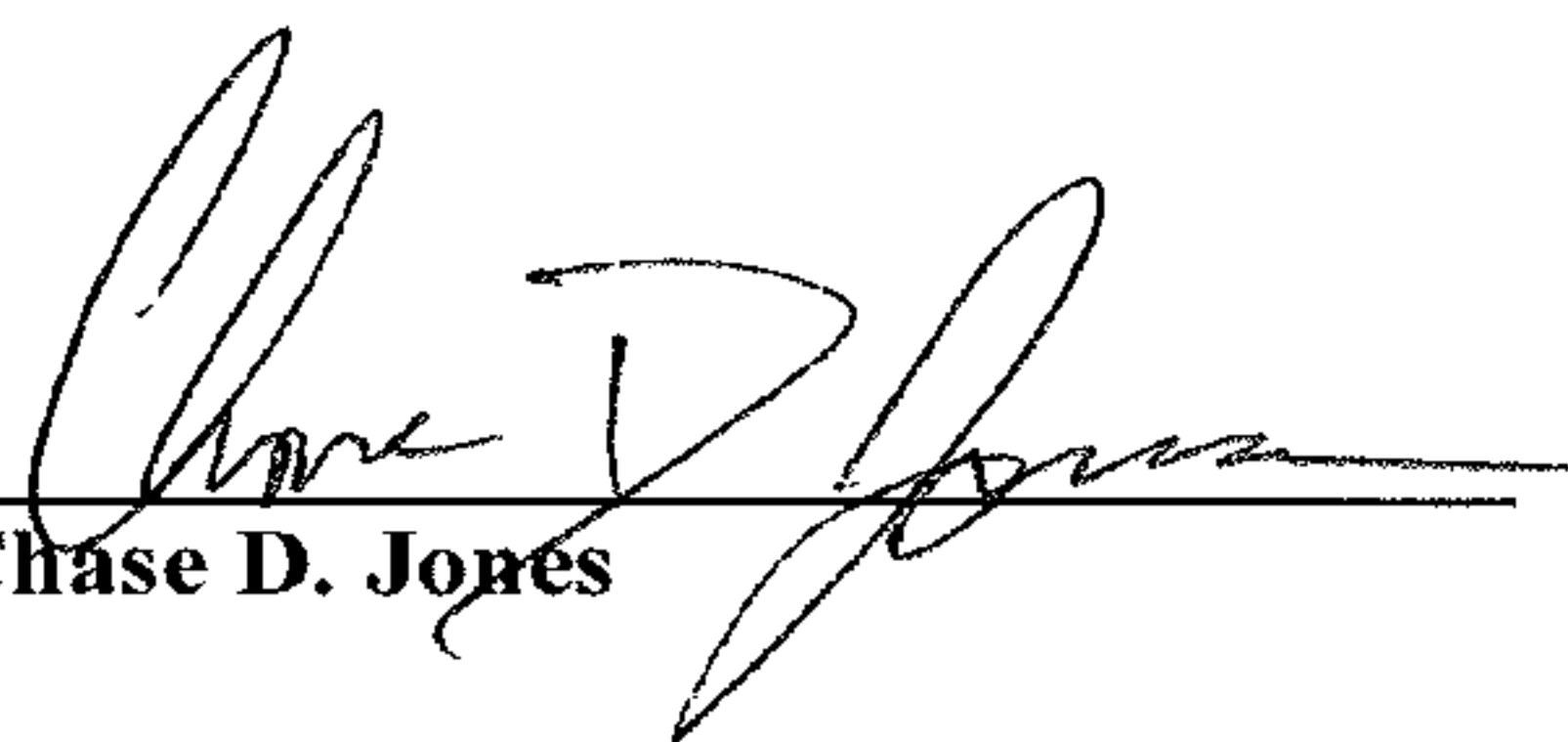
**Lot 711, according to the Survey of Waterford Cove Sector 3, as recorded in Map Book 31, Page 146, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO ALL MATTERS OF RECORD.

NOTE: The above-described real property is not the homestead of the Grantor, nor of his spouse.

TO HAVE AND TO HOLD, to the said Grantee, forever.

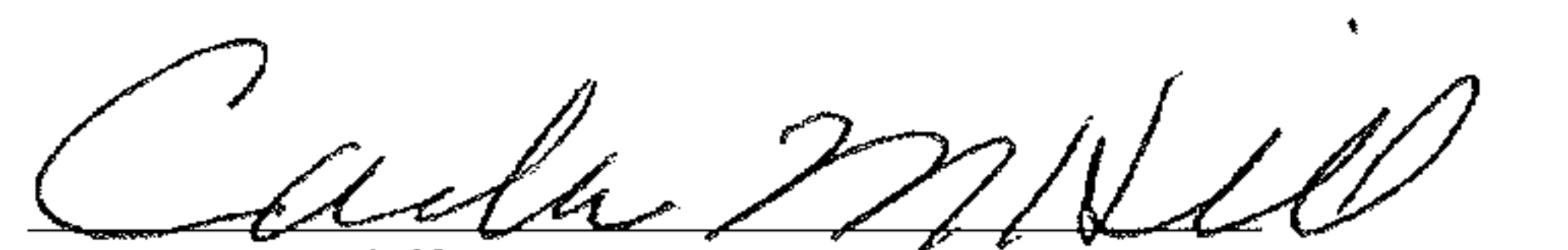
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 20<sup>th</sup> day of November, 2023

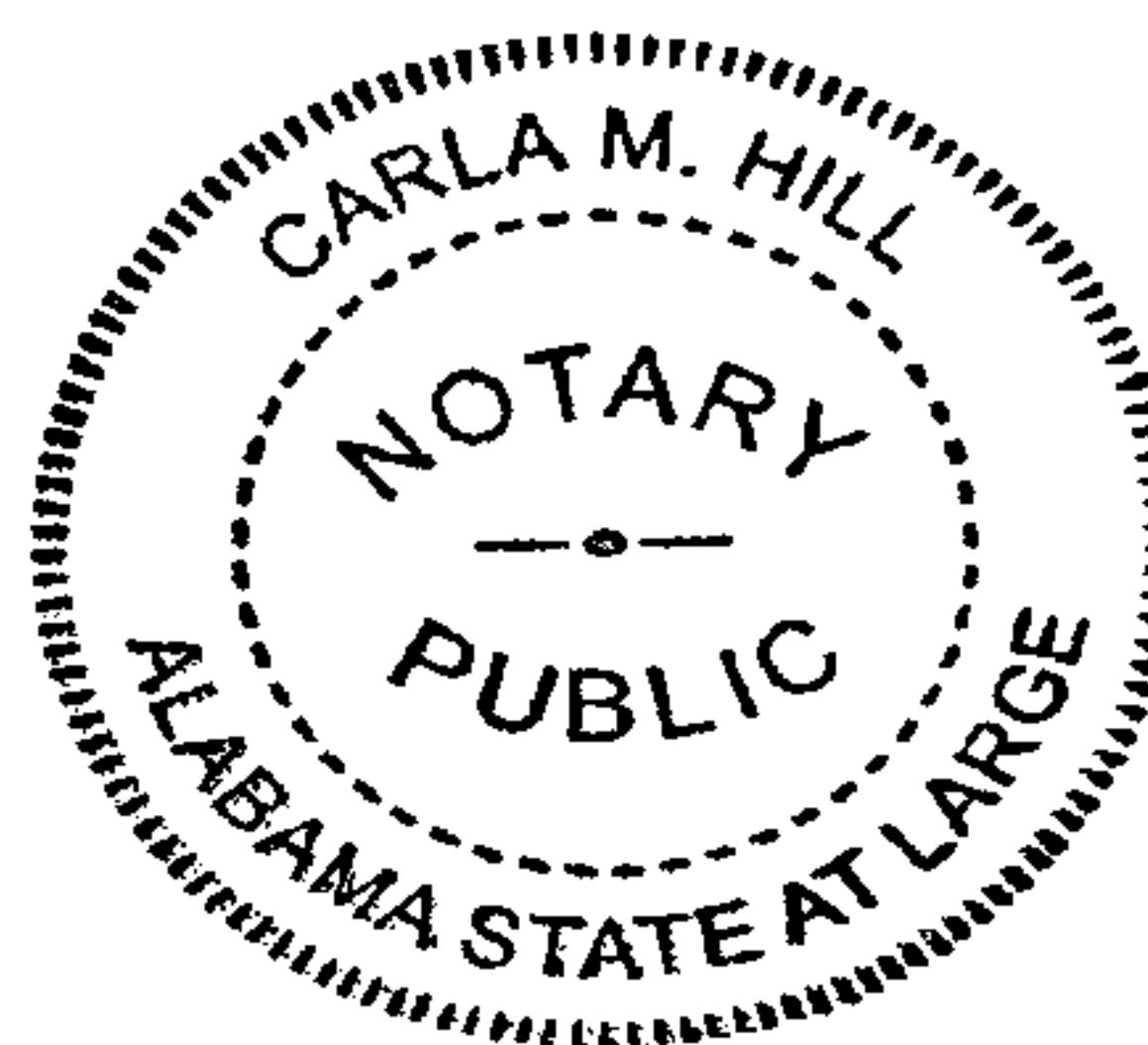
  
Chase D. Jones

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Chase D. Jones, 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, 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 November, 2023.

  
Notary Public  
My Commission Expires: 3/23/27





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/11/2023 09:26:03 AM  
\$146.50 MOLLY  
20231211000355460

*Alvin S. Boyd*

**Real Estate Sales Validation Form**

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

Grantor's Name Kristen D. Jones  
Mailing Address 1136 Amberley Woods Drive  
Helena, AL. 35080

Grantee's Name Jennifer Layne Elliott and Michael Ryan Milwee

Mailing Address 448 Waterford Cove Trail  
Calera, AL 35040

Property Address 448 Waterford Cove Trail  
Calera, AL 35040

Date of Sale December 8, 2023  
Total Purchase Price \$ \_\_\_\_\_

Or  
Actual Value \$ \_\_\_\_\_

Or  
Assessor's Market Value \$ 118,020.00

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: December 8, 2023

Unattested \_\_\_\_\_  
(verified by)

Print: Shannon Anderson

Sign Shannon Anderson  
(Grantor/Grantee/ Owner/Agent) circle one