

Return to:
JS Title and Escrow LLC
200 E Big Beaver Road
Troy, MI 48083

Order Number:
131-MI-23-1027

QUIT CLAIM DEED

STATE OF ALABAMA

)

COUNTY OF SHELBY

)

Send Future Tax Notices to:
Tina Louise Wood and
Douglas Wood
306 Victoria Station
Alabaster, AL 35114

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars and 00/100 (\$10.00) and other valuable consideration, to the undersigned Grantor, **TINA LOUISE WOOD f/k/a TINA LOUISE WHATLEY**, a married woman, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **TINA LOUISE WOOD** and **DOUGLAS WOOD**, wife and husband, as joint tenants with right of survivorship, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 198, ACCORDING TO THE SURVEY OF CEDAR GROVE AT STERLING GATE SECTOR 2 PHASE 7, AS RECORDED IN MAP BOOK 31, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument Number: 20110714000205550

Parcel ID Number: 232040008028000

Commonly Known As: 306 Victoria Station, Alabaster, AL 35114

Fair Market Value: \$227,300.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by JS Title and Escrow LLC.



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In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto set its signature and seal, this the 13 day of January, 2024.

GRANTOR:

Tina Louise Wood
f/k/a Tina Louise Whatley
TINA LOUISE WOOD
f/k/a TINA LOUISE WHATLEY

STATE OF AL
COUNTY OF Shelby)

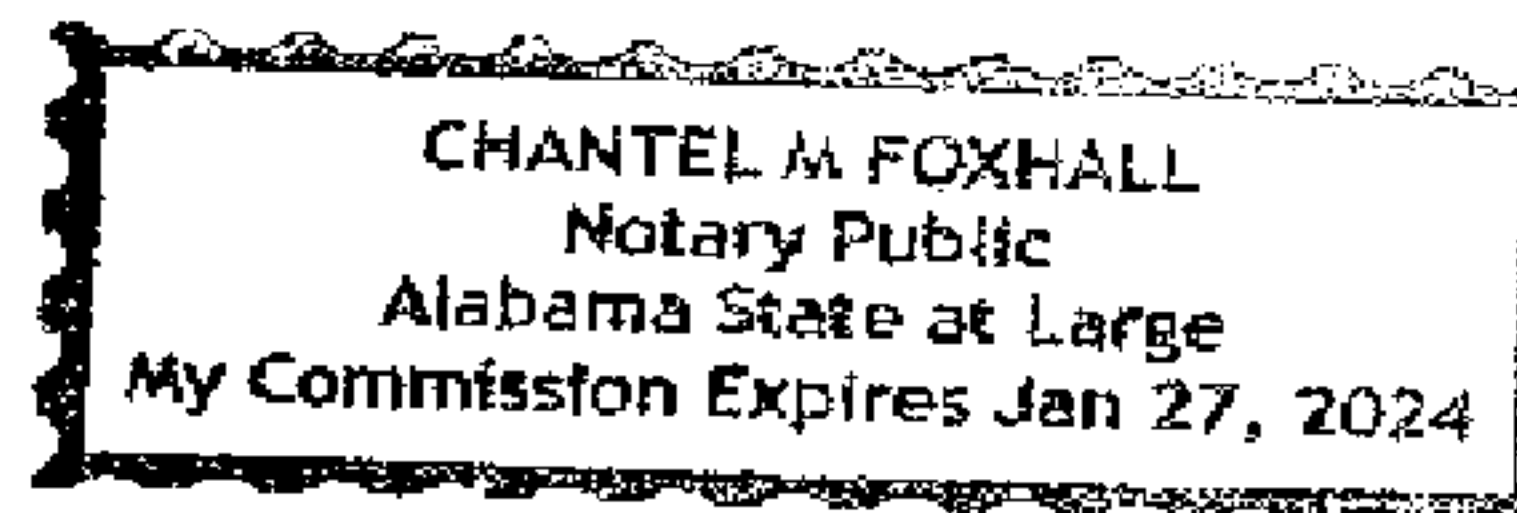
I, Chantel M Foxhall, a Notary Public for the State of AL, do hereby certify that TINA LOUISE WOOD f/k/a TINA LOUISE WHATLEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 13 day of January, 2024.

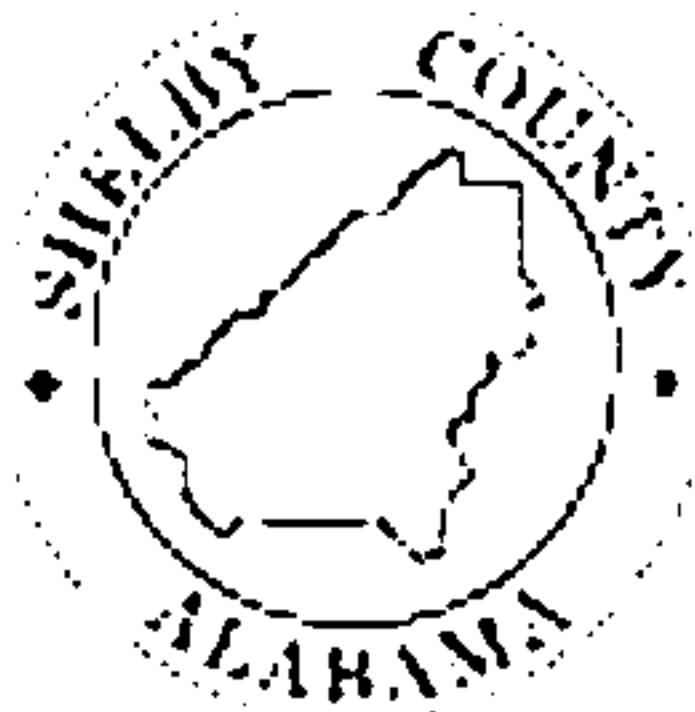
(NOTARY SEAL)

Chantel M Foxhall
Notary Public
My commission expires: 1.27.2024

This instrument was prepared by:
Bill W. Pemerton, Esq. (AL Bar ID: PEM002)
735 Broad Street, Suite 306
Chattanooga, TN 37402



PCL131-MI-23-1027DQTC01010202



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/22/2024 11:32:02 AM
 \$255.50 BRITTANI
 20240122000015920

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Tina Louise Wood fka Tina Louise Whatley
 Mailing Address 306 Victoria Station
Alabaster, AL 35114

Grantee's Name Tina Louise Wood and Douglas Wood
 Mailing Address 306 Victoria Station
Alabaster, AL 35114

Property Address 306 Victoria Station
Alabaster, AL 35114

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ 227,300.00
 or
 Assessor's Market Value \$ _____

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 1.13.2024

Print Tina Louise Wood fka Tina Louise Whatley

☐ Unattested

(verified by)

Signature Tina Louise Wood fka Tina Louise Whatley
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1