

This instrument was prepared by:

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Roland Milling Law LLC
310 Canyon Park Drive
Pelham, Alabama

(Description furnished by Grantor
No Survey examined and no title
examination made by this attorney)
Source of Title:20151204000414570
Recorded 12/04/2015 in Probate
Court Shelby County, AL.

STATE OF ALABAMA)

SHELBY COUNTY)



20240129000021590 1/3 \$242.00
Shelby Cnty Judge of Probate, AL
01/29/2024 11:05:36 AM FILED/CERT

QUIT CLAIM DEED

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 the undersigned, the receipt whereof is hereby acknowledged, the undersigned Greg Adams, a married man (hereinafter called Grantor), hereby remises, releases, quit claims, grants, sells, and conveys to Mark Adams, and Olivia Adams (hereinafter called Grantees), a married couple, as joint tenants, with rights of survivorship, all his right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:


Lot 4, in Block 3, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 439 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, building and setback lines, restrictions, covenants, and conditions of record.

TO HAVE AND TO HOLD to said GRANTEES, as joints tenants, with right of survivorship, their heirs, executors, and admintrators and assigns forever.

Given under my hand and seal, this 25 day of January, 2024.

20240129000021590 2/3 \$242.00
Shelby Cnty Judge of Probate, AL
01/29/2024 11:05:36 AM FILED/CERT

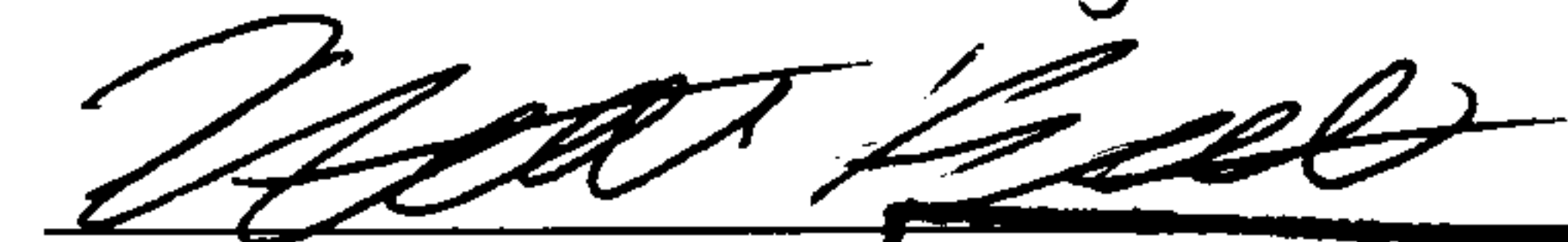

Greg Adams

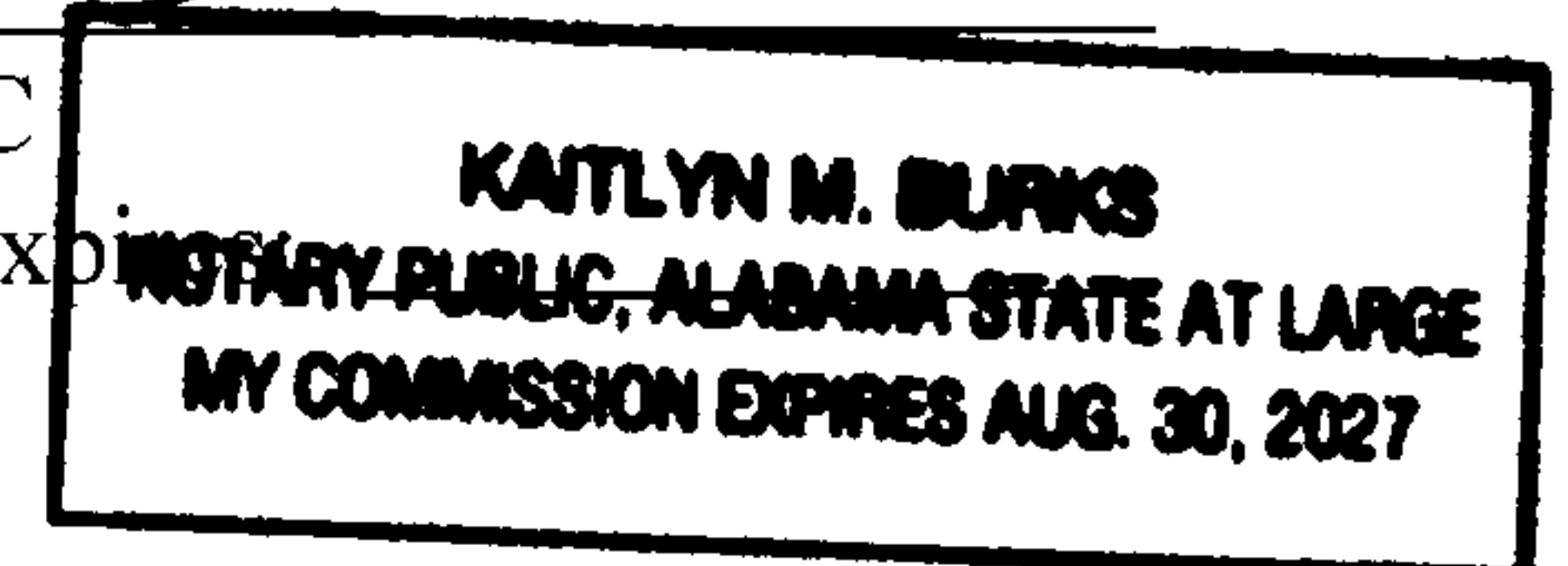
STATE OF ALABAMA)

SHELBY COUNTY)

I, THE UNDERSIGNED AUTHORITY, A Notary Public in and for said County, in said State, hereby certify that Greg Adams 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 25 day of January, 2024.


NOTARY PUBLIC
My Commission Expires



Send tax notice to:
Mark Adams
3008 English Oak Circe
Helena, AL 35080

Real Estate Sales Validation Form

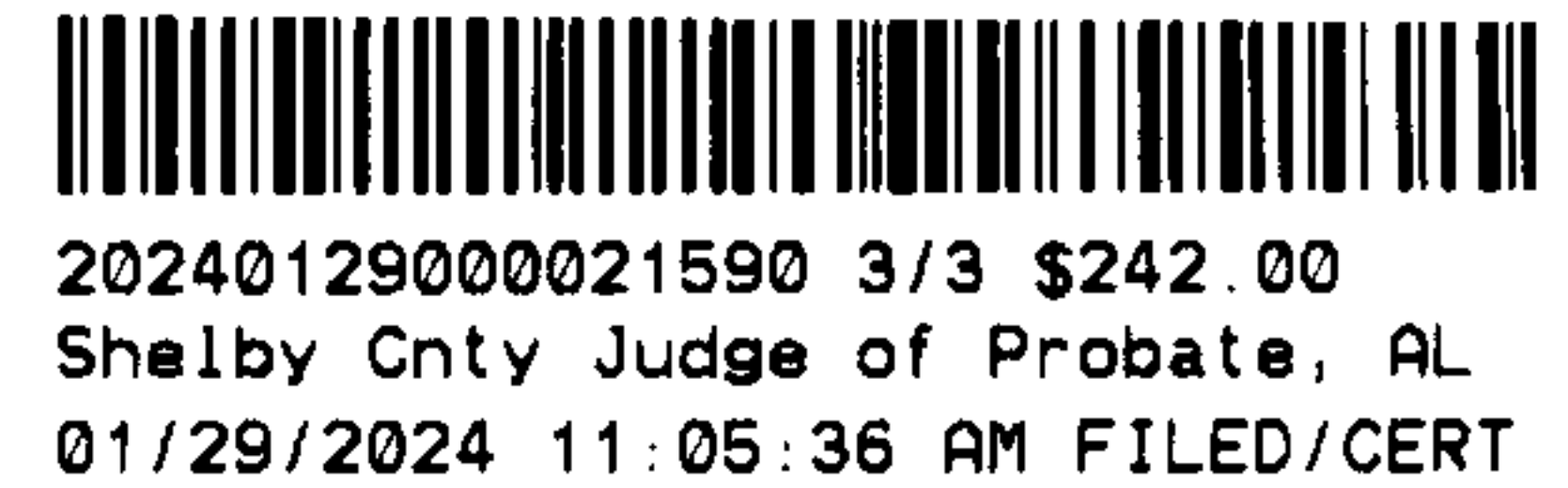
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Greg Adams
Mailing Address 1098 Darley Drive
Coulterville, IL 62237

Grantee's Name Mark and Olivia Adams
Mailing Address 3008 English Oak Circle
Helena, AL 35080

Property Address 131 Cedar Bend Drive
Helena, AL 35080

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____



or
Assessor's Market Value \$ 213,600

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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Tax Assessor |
| <input type="checkbox"/> 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 1-25-24

Print Greg Adams

Unattested

Sign

Greg Adams

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1