

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH
INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:
SCOZZARO LAW, LLC
600 Creekside Court, P.O. Box 548
Helena, AL 35080

SEND TAX NOTICE TO:
Peggy T. Walls
1361 Highland Street
Montevallo, AL 35115



20240306000060720 1/4 \$214.00
Shelby Cnty Judge of Probate, AL
03/06/2024 10:23:39 AM FILED/CERT

QUIT CLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for \$10.00, and to remove a **Life Estate Reservation**, along with other good and valuable consideration provided to **Shannon Terrell McCurdy and Peggy T. Walls**, (hereinafter called "Grantors"), **said Grantors** do hereby GRANT, BARGAIN, and CONVEY to **Peggy T. Walls**, in her individual capacity, (hereinafter called the "Grantee"), an undivided interest in the following property situated in Shelby County, Alabama, and to wit:

BEGIN AT A POINT ON THE NORTHWESTERLY SIDE OF HIGHLAND STREET THAT IS 275 FEET NORTHEAST OF AND ALONG THE NORTHERLY LINE OF HIGHLAND STREET FROM THE NORTHEASTERLY CORNER OF THE INTERSECTION OF MOODY STREET AND HIGHLAND STREET PROPERTY LINES; THENCE CONTINUE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID HIGHLAND STREET A DISTANCE OF 75 FEET TO A POINT; THENCE RUN NORTHWESTERLY PERPENDICULAR TO SAID HIGHLAND STREET A DISTANCE OF 150.0 FEET TO A POINT; THENCE RUN SOUTHWESTERLY PARALLEL WITH THE SAME SAID NORTH LINE OF SAME SAID HIGHLAND STREET A DISTANCE OF 75.0 FEET TO A POINT; THENCE RUN SOUTHEASTERLY A DISTANCE OF 150.0 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Subject to: indebtedness, restrictions, easements, taxes and rights of way of record in the Probate Office of Shelby County, Alabama.

Address of Property: 1361 Highland Street, Montevallo, AL 35115.

SOURCE OF TITLE: Instrument # 2001-21224 (Shelby County Probate Court)

TO HAVE AND TO HOLD unto said GRANTEE in fee simple absolute, her heirs and assigns, forever.

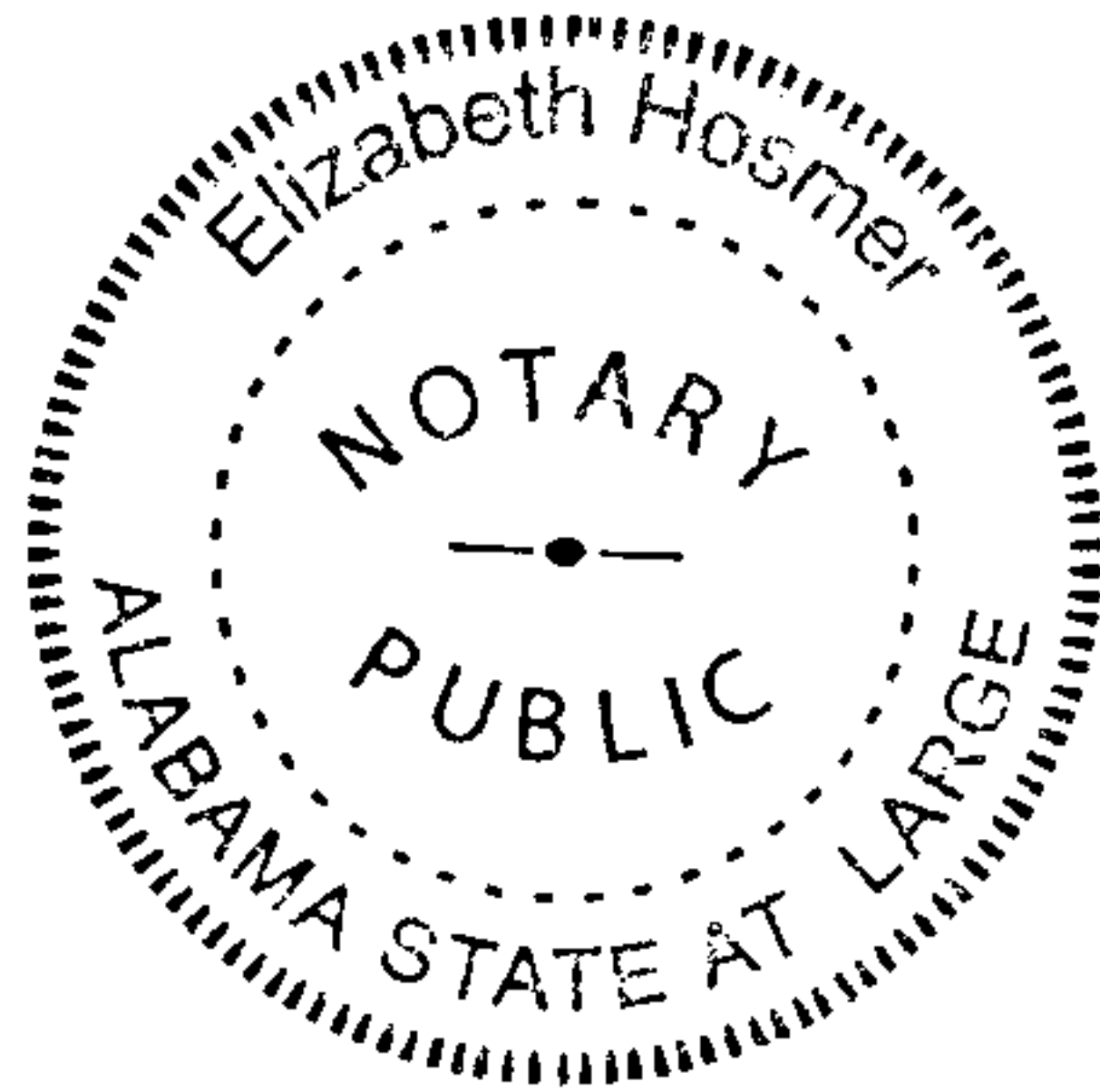
Shelby County, AL 03/06/2024
State of Alabama
Deed Tax: \$183.00



20240306000060720 2/4 \$214.00
Shelby Cnty Judge of Probate, AL
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And said GRANTORS do for themselves, their successors and assigns, covenant with the GRANTEE, her heirs and assigns, that said Grantors are lawfully seized in fee simple of said premises; that the same is free from all encumbrances, unless otherwise noted above; that they have a good right to convey the same as aforesaid, and that she will and her successors and assigns warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

Given under my hand and seal this the 18 day of January, 2024.



Peggy T. Walls
Peggy T. Walls
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, Peggy T. Walls, whose name is signed to the foregoing conveyance and who is personally 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 on this 18 day of January, 2024.

Elizabeth Hosmer
NOTARY PUBLIC
My Commission Expires: 2/12/25

Shannon Terrell McCurdy

**Shannon Terrell McCurdy
Grantor**



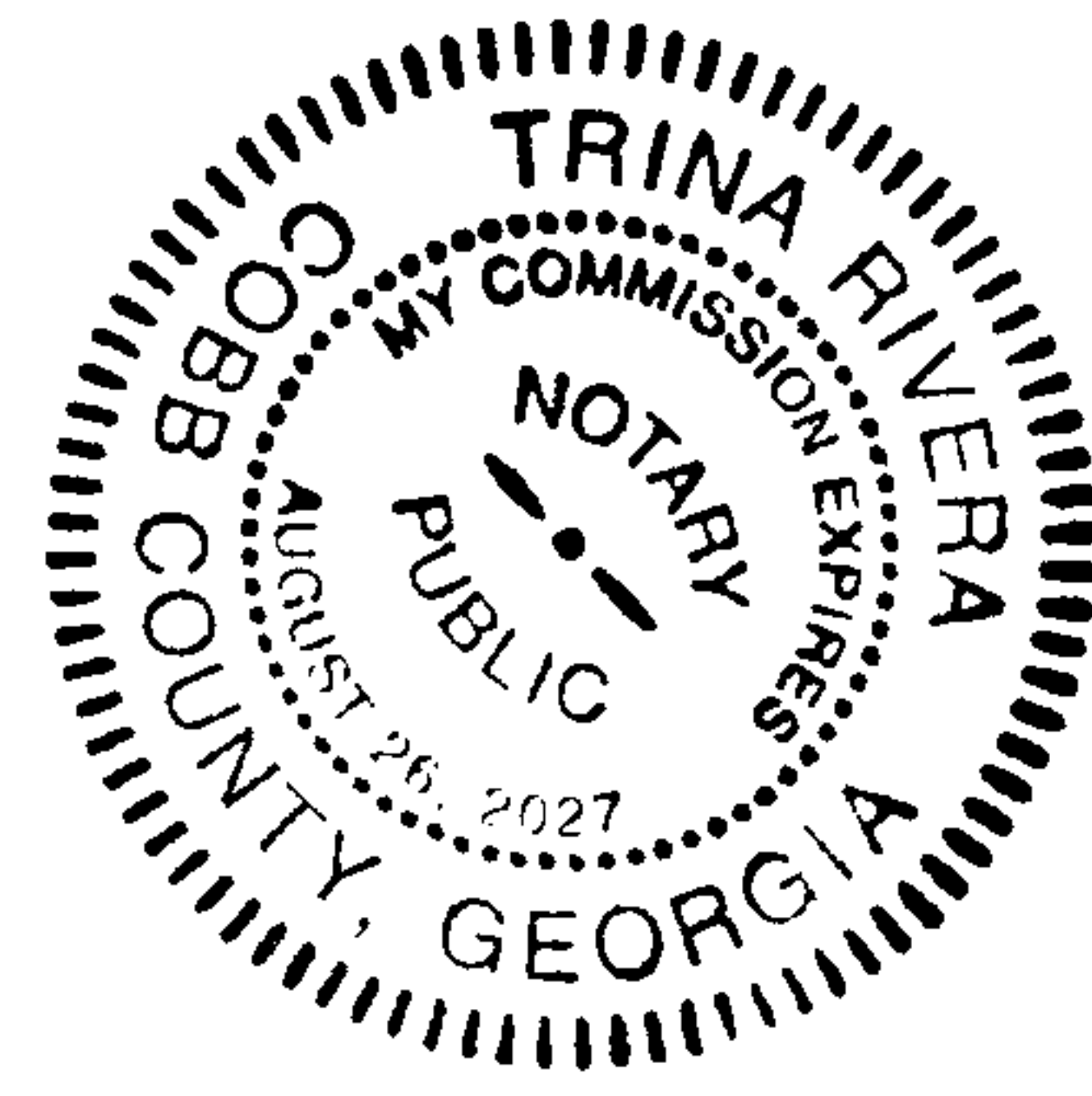
20240306000060720 3/4 \$214.00
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03/06/2024 10:23:39 AM FILED/CERT

STATE OF ALABAMA)
SHELBY COUNTY)

I, a Notary Public in and for said County, in said State, hereby certify that, Shannon Terrell McCurdy, whose name is signed to the foregoing conveyance and who is personally 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 on this 29 day of February, 2024.

Trina Rivera
NOTARY PUBLIC

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Shannon Terrell McCurdy
Mailing Address 1361 Highland St
Montevallo, AL 35115

Grantee's Name Peggy Walls
Mailing Address 1361 Highland St
Montevallo, AL 35115

Property Address 1361 Highland St
Montevallo, AL 35115

Date of Sale 2/29/24
Total Purchase Price \$ ~~182,090~~
or
Actual Value \$ _____
or
Assessor's Market Value \$ 182,090

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 Tax Assessor's Value

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 3/6/24

Print Elizabeth Mason

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)