

AFTER RECORDING RETURN TO:

Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10572600

MAIL TAX STATEMENTS TO:

Simeon A. Herrod
168 Stonehaven Drive
Pelham, AL 35124

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13-6-23-4-005-029-000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 15 day of February, 2024, by and between **Simeon A. Herrod, single individual**, residing at 168 Stonehaven Drive, Pelham, AL 35124, and **Tara X. Herrod, JRH** **single individual**, residing at 117 Chadwick Drive, Helena, AL 35080, **for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion**, hereinafter referred to as Grantor(s) and **Simeon A. Herrod, an unmarried person**, residing at 168 Stonehaven Drive, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of FIFTY THOUSAND and 00/100 (\$50,000.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 168 Stonehaven Drive, Pelham, AL 35124

Prior instrument reference: Instrument Number: 20120907000338880, Recorded: 09/07/2012

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Tara R. Herrod
Tara A. Herrod
R. JRH

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that ^{R. DSW} ~~Tara A.~~ Herrod whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.


Given under my hand and seal this the 15 day of February, 2024.

[Signature]
NOTARY PUBLIC

My commission expires: July 16, 2026

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires July 16, 2026

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 21 day of February, 2024.



Simeon A. Herrod

STATE OF Alabama
COUNTY OF Stolby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Simeon A. Herrod** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 21 day of February, 2024.



NOTARY PUBLIC

My commission expires: July 16, 2026

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires July 16, 2026

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Shelby, State of AL, and is described as follows:

Lot 29, according to the Survey of Stonehaven First Addition, as recorded in Map Book 23, Page 95, in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 13-6-23-4-005-029-000

Property commonly known as: 168 Stonehaven Drive, Pelham, AL 35124

Real Estate Sales Validation Form

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

Grantor's Name Simeon A. Herrod and Tara A. Herrod
 Mailing Address 168 Stonehaven Drive, Pelham, AL 35124
117 Chadwick Drive, Helena, AL 35080

Grantee's Name Simeon A. Herrod
 Mailing Address 168 Stonehaven Drive
Pelham, AL 35124

Property Address 168 Stonehaven Drive
Pelham, AL 35124

Date of Sale 02/15/2024
 Total Purchase Price \$50,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/07/2024 08:28:39 AM
 \$84.00 JOANN
 20240307000062280

or
 Actual Value \$
 or
 Assessor's Market Value \$



The purchase price or actual value claimed *Alvin S. Byrd* 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 2-21-2024
 Unattested *[Signature]*
 (verified by)

Print Simeon A. Herrod
 Sign *[Signature]*
 (Grantor/Grantee Owner/Agent) circle one