

AFTER RECORDING RETURN TO:

Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10560959

MAIL TAX STATEMENTS TO:

Eric S. Davidson
4696 HWY 10
Montevallo, AL 35115

This document prepared by:

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

Source of Title: Instrument: 20141216000394010

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 20 day of JANUARY, 2024, by and between **Eric S. Davidson, an unmarried man**, residing at 4696 HWY 10, Montevallo, AL 35115 and **Amanda Lynn Davidson A/K/A Amanda L. Davidson, an unmarried woman**, residing at 319 Maggie Way, Calera, AL 35040, **for and during their joint lives and upon death of either of them, then to the survivor of them in fee simple**, hereinafter referred to as Grantor(s) and **Eric S. Davidson, an unmarried man**, residing at 4696 HWY 10, Montevallo, AL 35115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Forty Thousand and 00/100 Dollars (\$40,000.00), cash in hand paid, the receipt of which is hereby acknowledged, does 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.

Property commonly known as: 4696 HWY 10, Montevallo, AL 35115

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.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 20 day of January, 2024.

Eric S. Davidson

Eric S. Davidson

STATE OF ALABAMA
COUNTY OF SHELBY

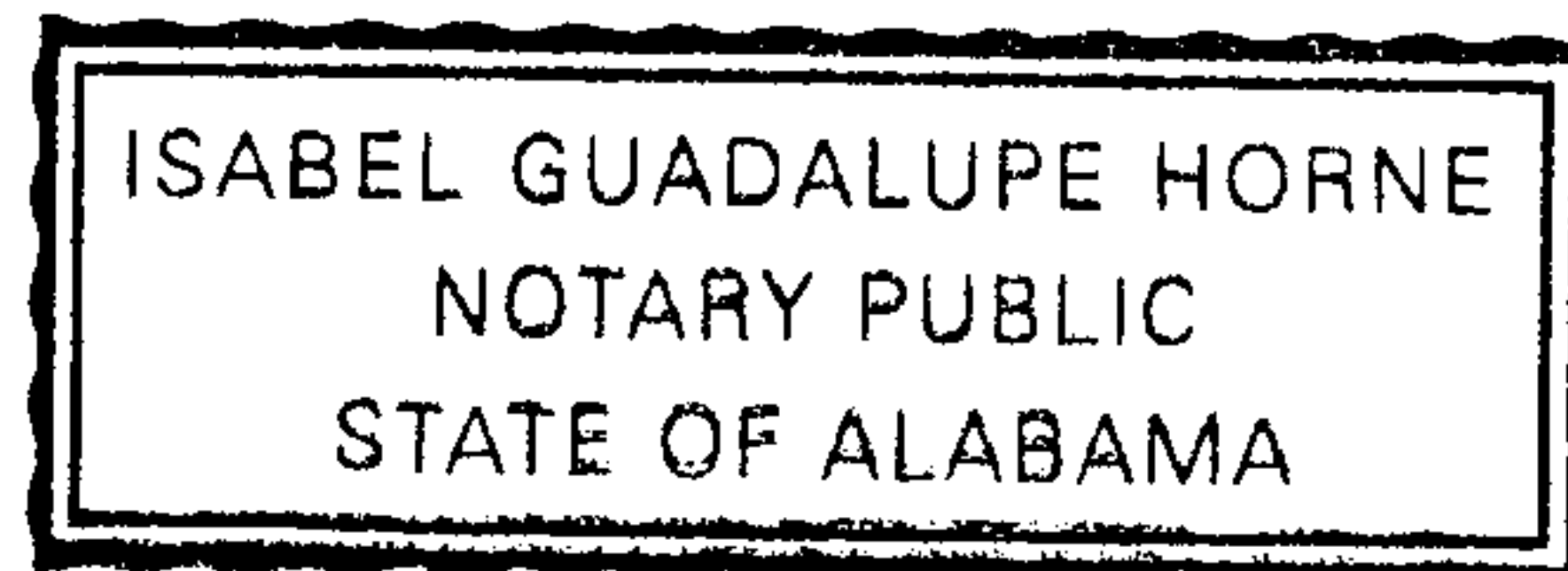
I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Eric S. Davidson**, whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed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

Given under my hand and seal this the 20 day of JANUARY, 2024.

Isabel Guadalupe Horne

NOTARY PUBLIC

My commission expires: 07/02/2025



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 20 day of January, 2024.

Amanda Lynn Davidson A/K/A Amanda L. Davidson
Amanda Lynn Davidson A/K/A Amanda L. Davidson

STATE OF ALABAMA
COUNTY OF SHARBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Amanda Lynn Davidson A/K/A Amanda L. Davidson**, 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 20 day of JANUARY, 2024.

2DH
NOTARY PUBLIC
My commission expires: 07/02/2025

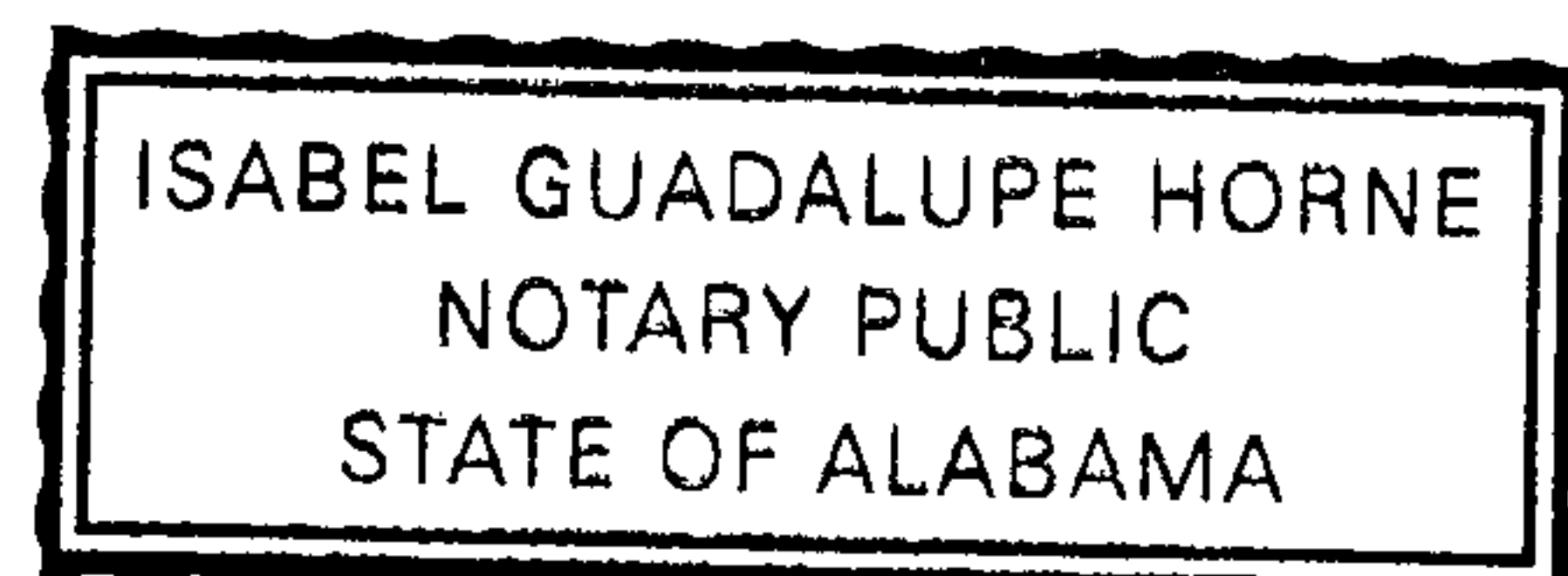


EXHIBIT "A"
LEGAL DESCRIPTION

The following described property in the County of Shelby, State of Alabama, to-wit:

That part of the NE1/4 of the NE1/4, Section 11, Township 22 South, Range 4 West. Begin at the Northeast corner of Section 11 and run West 331 feet; thence South 332 feet; thence East 331 feet; thence North 332 feet to the point of beginning, containing 1 1/2 acres, more or less.

Survey by Floyd Atkins Registry No. 1352.

Parcel ID Number: 26-1-11-0-000-001-000

Property commonly known as: 4696 HWY 10, Montevallo, AL 35115

Real Estate Sales Validation Form

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

Grantor's Name Eric S. Davidson and Amanda Lynn Davidson A/K/A Amanda L. Davidson
 Mailing Address 4696 HWY 10
Montevallo, AL 35115

Grantee's Name Eric S. Davidson
 Mailing Address 4696 HWY 10
Montevallo, AL 35115

Property Address 4696 HWY 10
Montevallo, AL 35115

Date of Sale 1-20-24
 Total Purchase Price \$40,000.00

or
 Actual Value \$

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 01-20-2024

Print Eric S. Davidson

☐ Unattested

Sign Eric S. Davidson

(verified by)



Filed and Recorded (Grantor/Grantee/Owner/Agent) circle one

Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL
 03/08/2024 03:04:13 PM
 \$75.00 BRITTANI
 20240308000064720

Form RT-1

Allen S. Boyd