



20240320000075570 1/3 \$276.00
Shelby Cnty Judge of Probate, AL
03/20/2024 08:37:30 AM FILED/CERT

This instrument prepared by:

Jeffrey Pino, Esq.
Attorney at Law
363 Canyon Park Dr.
Pelham, AL 35124
Telephone: 205/663-1581

SEND TAX NOTICE TO:

Tara Lidell Young
1018 Navajo Trail
Alabaster, AL 35007

THE PREPARER OF THIS QUITCLAIM DEED HAS NEITHER BEEN REQUESTED TO NOR HAS HE CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY WHICH IS THE SUBJECT HEREOF NOR HAS THE PREPARER TAKEN ANY STEPS TO REVIEW OR CONFIRM THE ACCURACY OF THE LEGAL DESCRIPTION WHICH WAS FURNISHED TO HIM FOR USE IN PREPARING THIS DEED. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE.

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that for valuable consideration, the receipt whereof is hereby acknowledged, the undersigned, **Patsy Faye Tessier**, a married woman, and **Lewis Gordon Sumner, Jr.**, a married man, (hereinafter called GRANTORS) hereby release, quitclaim, grant, sell, and convey to **Tara Lidell Young**, a married woman (hereinafter called GRANTEE), all their right, title, interest, and claim in or to the following described real estate situated in SHELBY County, Alabama, to wit:

Lot 1 in Block 3 according to map of Navajo Hills Second Sector as recorded in Probate Office of Shelby County, Alabama in Map Book 5, Page 24, subject to restrictions of record.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Physical Address of Property: 1018 Navajo Trail, Alabaster, AL 35007

The above named property does NOT constitute the homestead of either of the Grantors, or that of their spouses.

TO HAVE AND TO HOLD to said GRANTEE forever.



Given under hand and seal, this 29 day of February, 2023.

Patsy Faye Tessier (SEAL)
PATSY FAYE TESSIER

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Patsy Faye Tessier**, a married woman, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of Feb., A.D., 2024.

Victoria Harkness
Notary Public
Commission Expires: _____
VICTORIA HARKNESS
Notary Public, Alabama State at Large
My Commission Expires 04/21/2027

Lewis Gordon Sumner, Jr. (SEAL)
LEWIS GORDON SUMNER, JR.

STATE OF VIRGINIA)
COUNTY OF FAIRFAX)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lewis Gordon Sumner, Jr.**, a married man, 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 5th day of March, A.D., 2024.

Vanessa Casey
Notary Public
Commission Expires: 7155570

VANESSA CASEY
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31 2024
COMMISSION # 7155570



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Patsy Tessier
Mailing Address Lewis Gordon Sumner, Jr.
6904 Conservation Dr.
Springfield, VA 22153

Grantee's Name Tara Liddell Young
Mailing Address 1018 Navajo Trail
Alabaster, AL 35007

Property Address 1018 Navajo Trail
Alabaster, AL 35007

Date of Sale 2/29/24
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 247,660.00

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 Page

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 3/20/24 Print Jeffrey P. no
 Unattested _____ Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one