

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged I, **Rosie Mae Lockett, an unmarried person** (herein referred to as GRANTOR), does hereby REMISE, RELEASE, QUITCLAIM, GRANT, SELL AND CONVEY unto **Marquell D. Jones** (herein referred to as GRANTEE) all my right, title, interest and claim in or to the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 30, according to the Survey of Laurel Cliffs, First Addition, as recorded in Map Book 12, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address for the above-described property is 229 Laurel Circle, Pelham, AL 35124.

This conveyance is hereby made subject to restrictive covenants, rights of way, easements and reservations of record that apply to the hereinabove-described real property.

This property is not the homesteaded residence of the grantor.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

This document was prepared by David C. Jamieson as scrivener only. No representations are made by David C. Jamieson as to the sufficiency or status of title for the above-described property.

TO HAVE AND TO HOLD to the said GRANTEE forever.

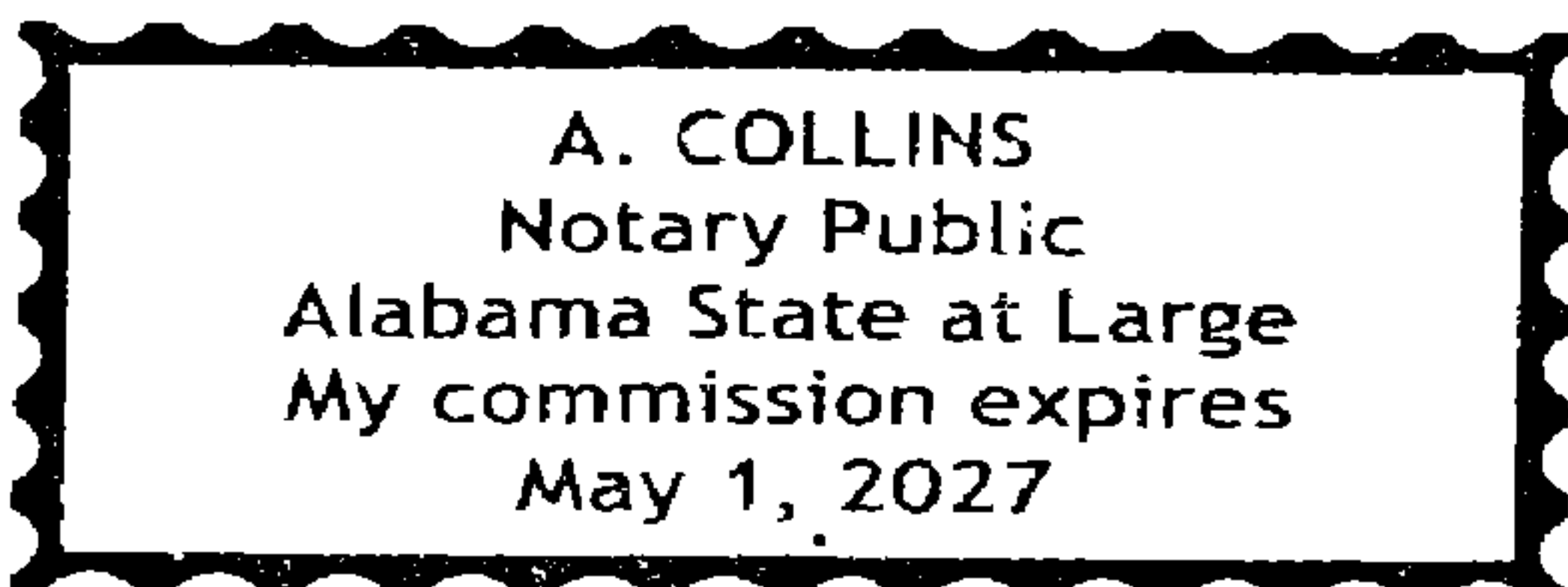
IN WITNESS WHEREOF, we have hereunto set our hand and seal this the 22 day of March, 2024.

Rosie Mae Lockett
Rosie Mae Lockett

STATE OF Alabama)
COUNTY OF Sumter)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Rosie Mae Lockett**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 22nd day of March, 2024.



A. Collins
NOTARY PUBLIC

My Commission Expires: May 1, 2027

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2024 08:12:14 AM
\$97.50 JOANN
20240328000084020

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Rosie Mae Lockett
Mailing Address 229 Laurel Circle
Pelham, AL 35124

Grantee's Name Marquell D Jones
Mailing Address 229 Laurel Circle
Pelham, AL 35124

Property Address 229 Laurel Circle
Pelham, AL 35124

Date of Sale 03/22/2024
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 144,900.00 / 2 = \$72,450.00

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

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 _____

Print Leanne G. Ward

Unattested

Sign

Leanne G. Ward
(Grantor/Grantee/Owner/Agent) circle one

(verified by)