

TITLE NOT EXAMINED

This instrument prepared by:
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20240502000129250

05/02/2024 03:11:44 PM

QCDEED 1/2

Please send tax notice to:
LISA ALLEN
1028 Evan Circle
Chelsea, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS AND 00/100 (\$10.00) to the undersigned Grantor paid by the Grantee herein, the receipt whereof is acknowledged, **TERESA D. COX, an unmarried woman and living heir of ROGER D. COX (deceased), (GRANTOR)**, does hereby remise, release, and quitclaim unto **LISA ALLEN, a married woman, (GRANTEE)**, all of my rights, title, and interest WITH NO WARRANTY in and to the real estate located and situated in Jefferson County, Alabama, more particularly described, to wit:

Jefferson County Parcel ID: 15 2 04 0 001 011.000

Legal Description: Metes and Bounds: COM NE COR N1/2 NW1/4
S654.06 W1259.2 TO POB CONT W60 S331.68
W240 S331.79 E120.79 N155 E120 S155 E60
N663.22 TO POB

Property Address: 70 Cupids Lane, Chelsea, AL 35043

Source of title stems from that certain warranty deed from Judy M. Cox to Roger D. Cox recorded on January 4, 1993, as Instrument 1993-00112, in the Office of the Judge of Probate of Shelby County, Alabama.

This property is not the homestead of the Grantor.

To have and to hold unto the said Grantee, its heirs and assigns, forever.

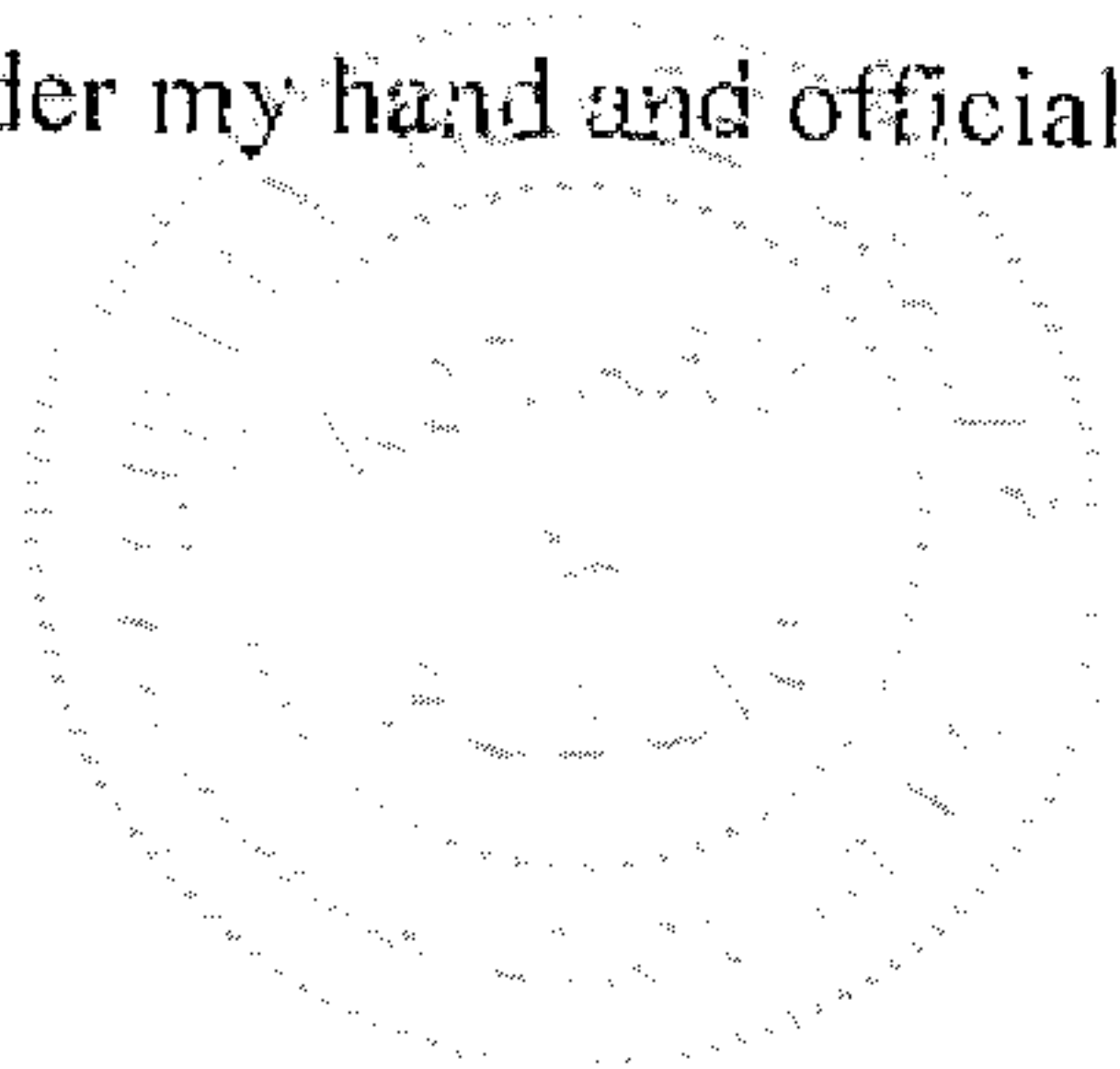
In witness whereof, I have hereunto set my hand and seal this the 4 day of April, 2024.

Teresa D. Cox
TERESA D. COX, Grantor

STATE OF ALABAMA)
Shelby COUNTY)

I, Shelly Renee Shaw, the undersigned, a Notary Public in and for said County in said State, hereby certify that Teresa D. Cox, whose name is signed to the foregoing, and who is known to me, acknowledged before me on this day that being informed of the contents of the foregoing, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 4 day of April, 2024.



Shelly Renee Shaw
Notary Public

MY COMMISSION EXPIRES 1 Commission Expires: DECEMBER 20, 2027

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name TERESA D. COX
 Mailing Address 4790 BEAR CREEK RD
STERRETT, AL 35147

Grantee's Name LISA ALLEN
 Mailing Address 1028 EVAN CIRCLE
CHELSEA, AL 35043

Property Address 70 CUPIDS LANE
CHELSEA, AL 35043

Date of Sale 04/04/2024

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 64,110



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/02/2024 03:11:44 PM
 \$89.50 JOANN
 20240502000129250

purchase price or actual value claimed Actual Value form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other SHELBY COUNTY TAX COMMISSIONER

☐ Closing Statement

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 5/2/24

Print Holly Vaughan, Stanley's Associates

☐ Unattested

Sign Holly Vap

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1