

After Recording Return:)
Stewart)
500 N. Broadway, Suite 900)
St. Louis, MO 63102)

Mail Tax Statements To:)
Charlotte Daniel)
6045 Madison Place)
Helena, AL 35080)
)
)

-----Above This Line Reserved For Official Use Only-----

STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 13 9 30 4 003 015.000
File #: WFRASM24679447

QUITCLAIM DEED

This deed is given to perfect title.

KNOW ALL MEN BY THESE PRESENTS, We, CHARLOTTE DANIEL, an unmarried person, whose address is 6045 Madison Place, Helena, AL 35080, and former spouse JARROD DANIEL, an unmarried person, whose address is 136 Chestnut Lane, Helena, AL 35080, (hereinafter called Grantors), for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to CHARLOTTE DANIEL, an unmarried person, whose address is 6045 Madison Place, Helena, AL 35080, (hereinafter called Grantee) all our right, title, interest, and claim in or to the following described real estate, situated in County of Shelby, Alabama, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel ID: 13 9 30 4 003 015.000
Commonly known as: 6045 Madison Place, Helena, AL 35080

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 8 day of May, 2024

WITNESSES:

John Caldwell
Witness
John Caldwell
Print Name

Charlotte Daniel
CHARLOTTE DANIEL

Witness

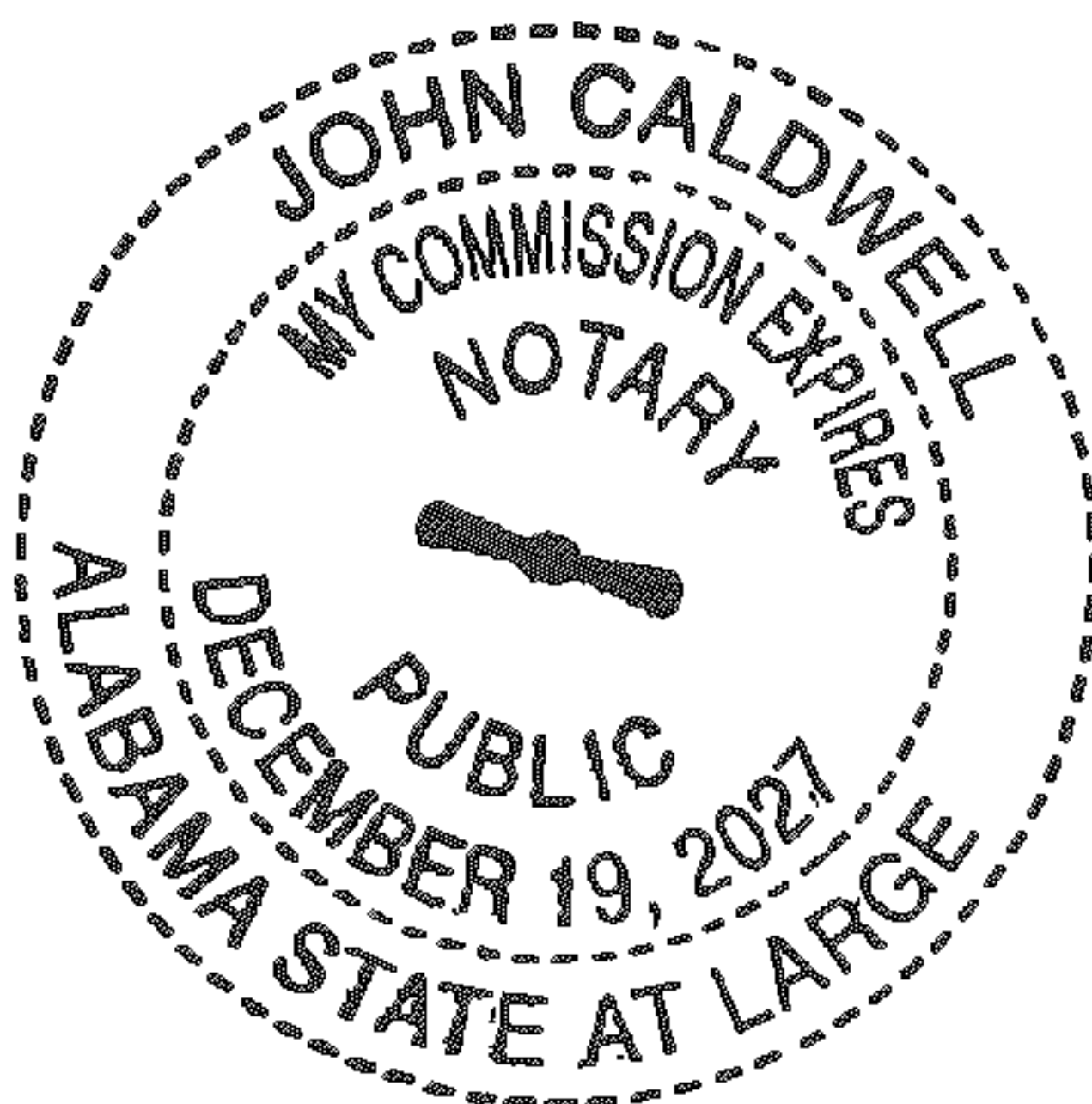
Witness

STATE OF ALABAMA }

COUNTY OF Shelby }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CHARLOTTE DANIEL, 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 on the day and the same bears dated.

Given under my hand and official seal this the 8 day of May, 2024



John Caldwell
NOTARY PUBLIC
Print Name John Caldwell
My Commission Expires: JOHN CALDWELL
My Commission Expires
12/19/2027

TO HAVE AND TO HOLD to said **GRANTEE** forever.

Given under our hands this 8 day of May, 2024

WITNESSES:

John Caldwell
Witness

Jarrood Daniel
JARROD DANIEL

John Caldwell
Print Name

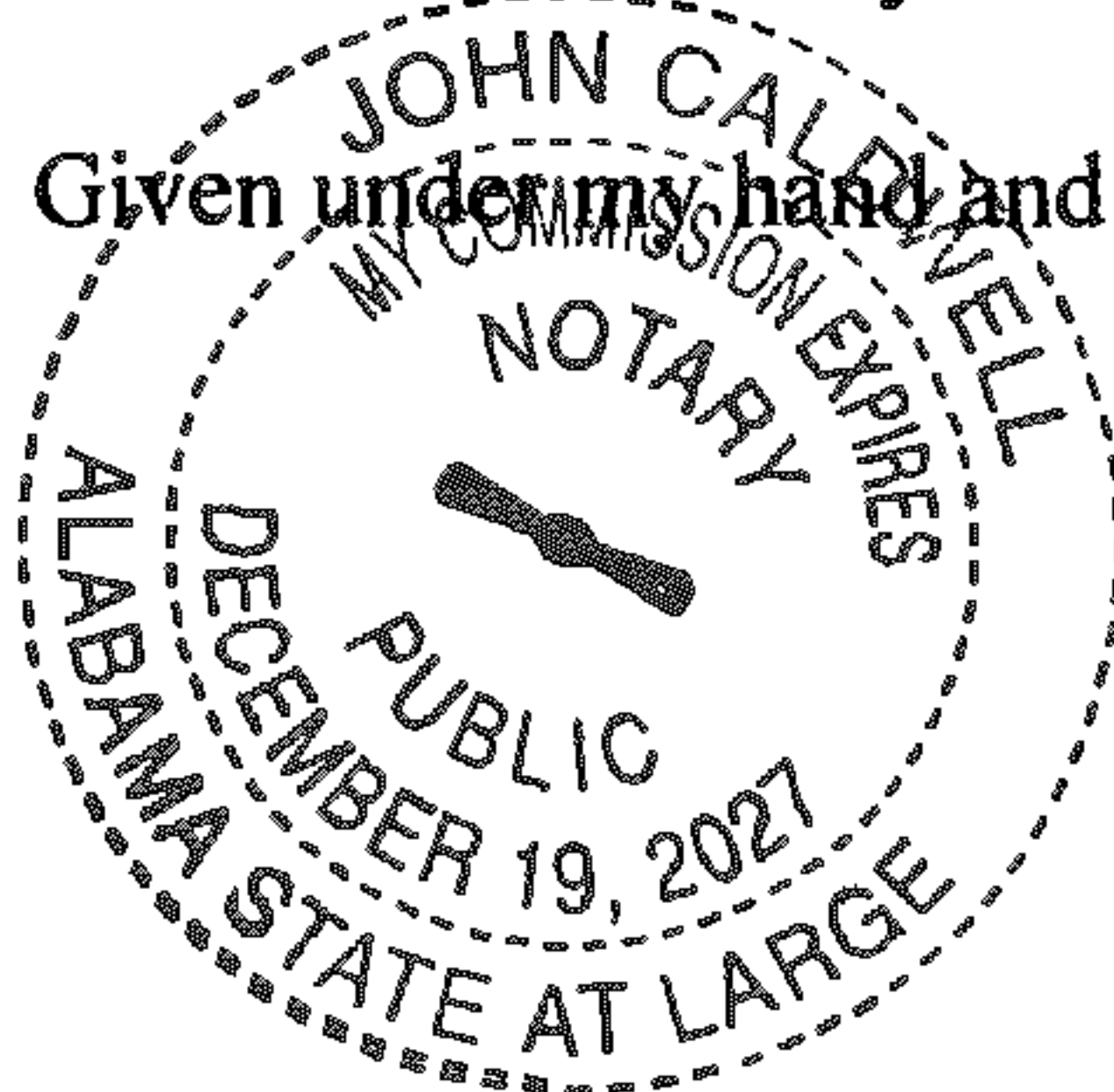
Witness

Witness

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JARROD DANIEL, 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 on the day and the same bears dated.



Given under my hand and official seal this the 8 day of May, 2024

John Caldwell
NOTARY PUBLIC
Print Name John Caldwell
My Commission Expires 12/19/2027
JOHN CALDWELL
My Commission Expires

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This Document Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

EXHIBIT "A"

The following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2239, according to the survey of Riverbend at Old Cahaba Phase 3, as recorded in map book 47, page 1, in the probate office of Shelby County, Alabama.

Being the same property conveyed to Charlotte Daniel and Jarrod Daniel, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion by Corporation Warranty Deed with Right of Survivorship from NewCastle Construction, Inc., dated September 15, 2017, recorded on September 18, 2017 as Instrument 20170918000339230.

Parcel ID: 13 9 30 4 003 015.000

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

Grantor's Name Jarrod Daniel & Charlotte Daniel
 Mailing Address 136 Chestnut Lane
Helena, AL 35080

Grantee's Name Charlotte Daniel
 Mailing Address 6045 Madison Place
Helena, AL 35080

Property Address 6045 Madison Place
Helena, AL 35080

Date of Sale 05/08/2024
 Total Purchase Price \$ _____

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ ~~35,400.00~~ \$116,500.00
Yr 58,250.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/13/2024 03:44:31 PM
 \$92.50 PAYGE
 20240513000141650



Alex S. Byrd

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 5-8-2024

Print Charlotte Daniel

Sign *Charlotte Daniel*

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1