

AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
580 Carlisle Street, Suite B
Hanover, PA 17331
File No. PRO137317

MAIL TAX STATEMENTS TO:
KENNETH LESLIE STUCKEY and LYNN E. STUCKEY
2120 Baneberry Drive
Birmingham, AL 35244

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 11-7-35-0-002-050-000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title".

STATE OF ALABAMA
COUNTY OF ~~JEFFERSON~~ *Shelby*

THIS DEED made and entered into on this 3 day of JUNE, 2024, by and between **KENNETH LESLIE STUCKEY A/K/A K. LESLIE STUCKEY and LYNN E. STUCKEY, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them,** residing at 2120 Baneberry Drive, Birmingham, AL 35244, hereinafter referred to as Grantor(s) and **KENNETH LESLIE STUCKEY and LYNN E. STUCKEY, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them,** residing at 2120 Baneberry Drive, Birmingham, AL 35244, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and 00/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in ~~Jefferson~~ *Shelby* County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2120 Baneberry Drive, Birmingham, AL 35244

Prior instrument reference: Instrument Number: 1992-26565, Recorded: 11/12/1992

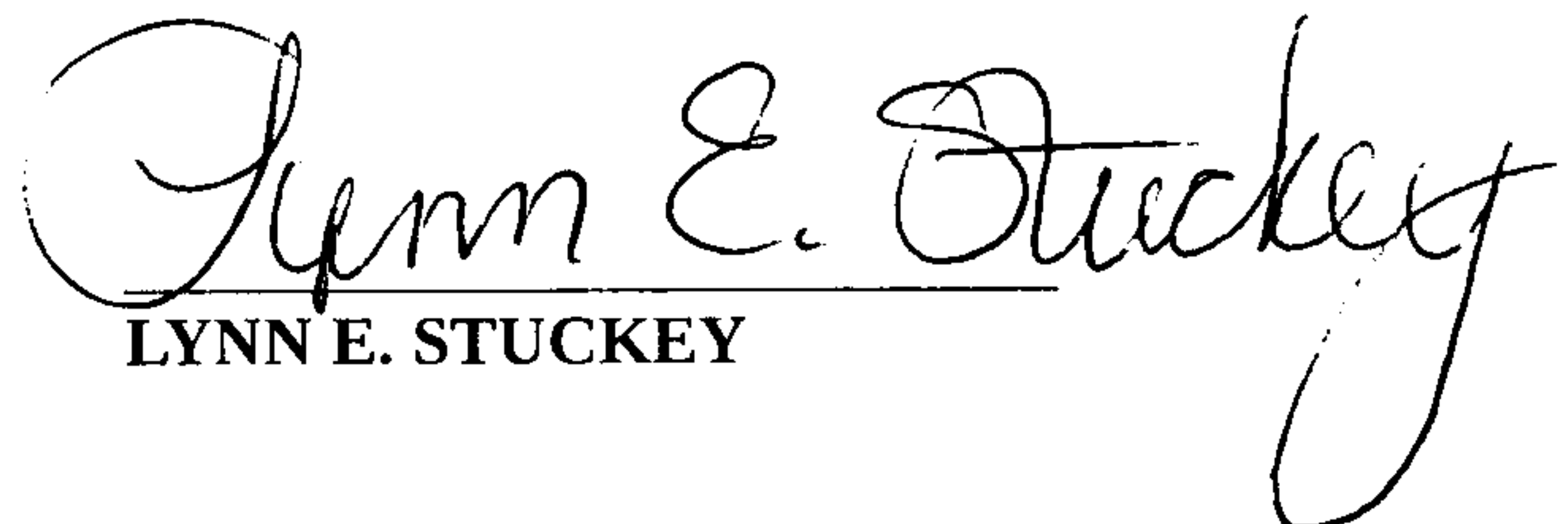
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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 3 day of June, 2024.

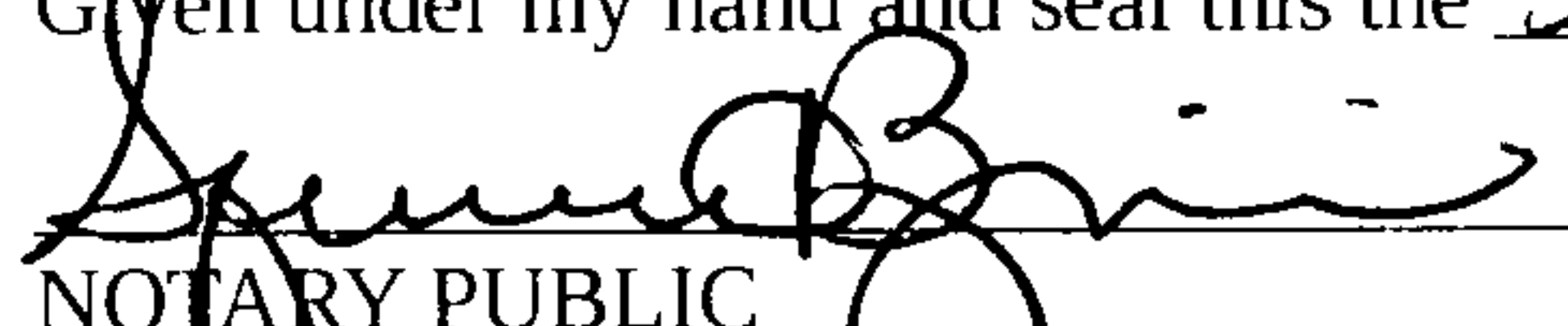

AKA: 
KENNETH LESLIE STUCKEY
A/K/A K. LESLIE STUCKEY


LYNN E. STUCKEY

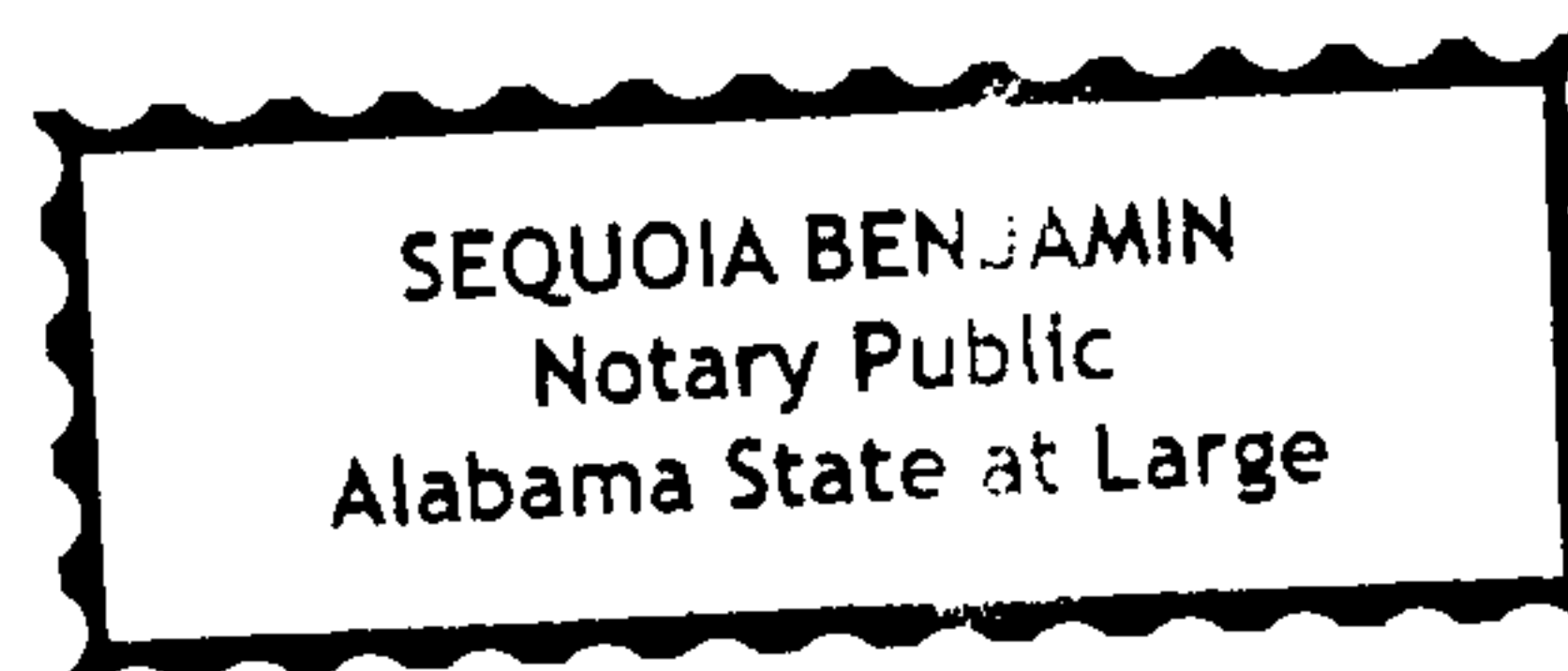
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **KENNETH LESLIE STUCKEY A/K/A K. LESLIE STUCKEY** and **LYNN E. STUCKEY** 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 3rd day of June, 2024.


NOTARY PUBLIC

My commission expires: 11/20/2027



My Commission Expires
November 20, 2027

EXHIBIT A
LEGAL DESCRIPTION

Lot 3213, according to the Survey of Riverchase Country Club, 32nd Addition, as recorded in Map Book 14; Page 53 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel ID Number: 11-7-35-0-002-050-000

Property commonly known as: 2120 Baneberry Drive, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name Kenneth Leslie Stuckey AKA
 Mailing Address K. Leslie Stuckey
2120 Banberry Drive
Birmingham, AL 35244

Grantee's Name Kenneth Leslie Stuckey and
 Mailing Address Lynn E. Stuckey
2120 Banberry Drive
Birmingham, AL 35244

Property Address 2120 Banberry Drive
Birmingham, AL 35244

Date of Sale 6/3/2024

Total Purchase Price _____

\$ or

Actual Value \$ _____

or

Assessor's Market Value \$ 8424,500.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/01/2024 02:11:57 PM
 \$36.00 PAYGE
 20240701000197240



Ann 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 Quit Claim Deed

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 6/3/2024Print Geraelyn Donnelly☐ UnattestedSign Geraelyn Donnelly

(verified by)

(Grantor/Grantee/Owner/Agent) circle one