

After Recording Return)
Vanquish Land Title, LLC)
20 Publix Drive Unit 138)
Clayton, NC 27527)

Mail Tax Statements To:)
Larry Riek and Viria Riek)
101 Lucas Lane,)
Maylene, AL 35114)
)
)

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STATE OF ALABAMA
SHELBY COUNTY

Property Tax ID#: 13 8 34 3 002 003.002
File #: VQLT-24-0065AL

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, We, Larry L. Riek and Viria Riek, husband and wife, and CaSondra Lusco, unmarried, as joint tenants, with right survivorship, whose address is 101 Lucas Lane, Maylene, AL 35114, (hereinafter called Grantors), for and in consideration of the sum of zero and 00/100 DOLLARS (\$0.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to Larry Riek and Viria Riek, as joint tenants with right of survivorship, whose address is 101 Lucas Lane, Maylene, AL 35114, (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 8 34 3 002 003.002
Property Address: 101 Lucas Lane, Maylene, AL 35114

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

Given under our hands this 31st day of JULY, 2024.

WITNESSES:

Claude Henry Bozeman III
Witness

CaSondra Lusco
CaSondra Lusco

CLAUDE HENRY BOZEMAN III
Print Name

Witness

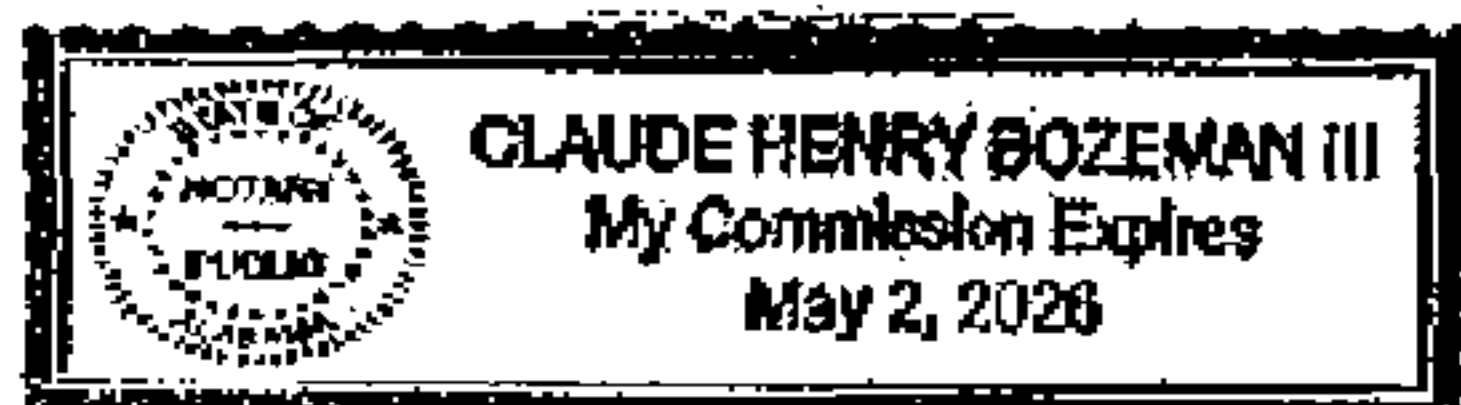
Witness

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that CaSondra Lusco 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 31st day of JULY, 2024.



Claude Henry Bozeman III
NOTARY PUBLIC
Print Name CLAUDE HENRY BOZEMAN III
My Commission Expires: MAY 2, 2026

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

TO HAVE AND TO HOLD to said GRANTEE forever.

Given under our hands this 31ST day of JULY, 2024

WITNESSES:

Claude Henry Bozeman III
Witness

Larry L. Riek
Larry L. Riek

CLAUDE HENRY BOZEMAN III
Print Name

Viria Riek
Viria Riek

Claude Henry Bozeman III
Witness

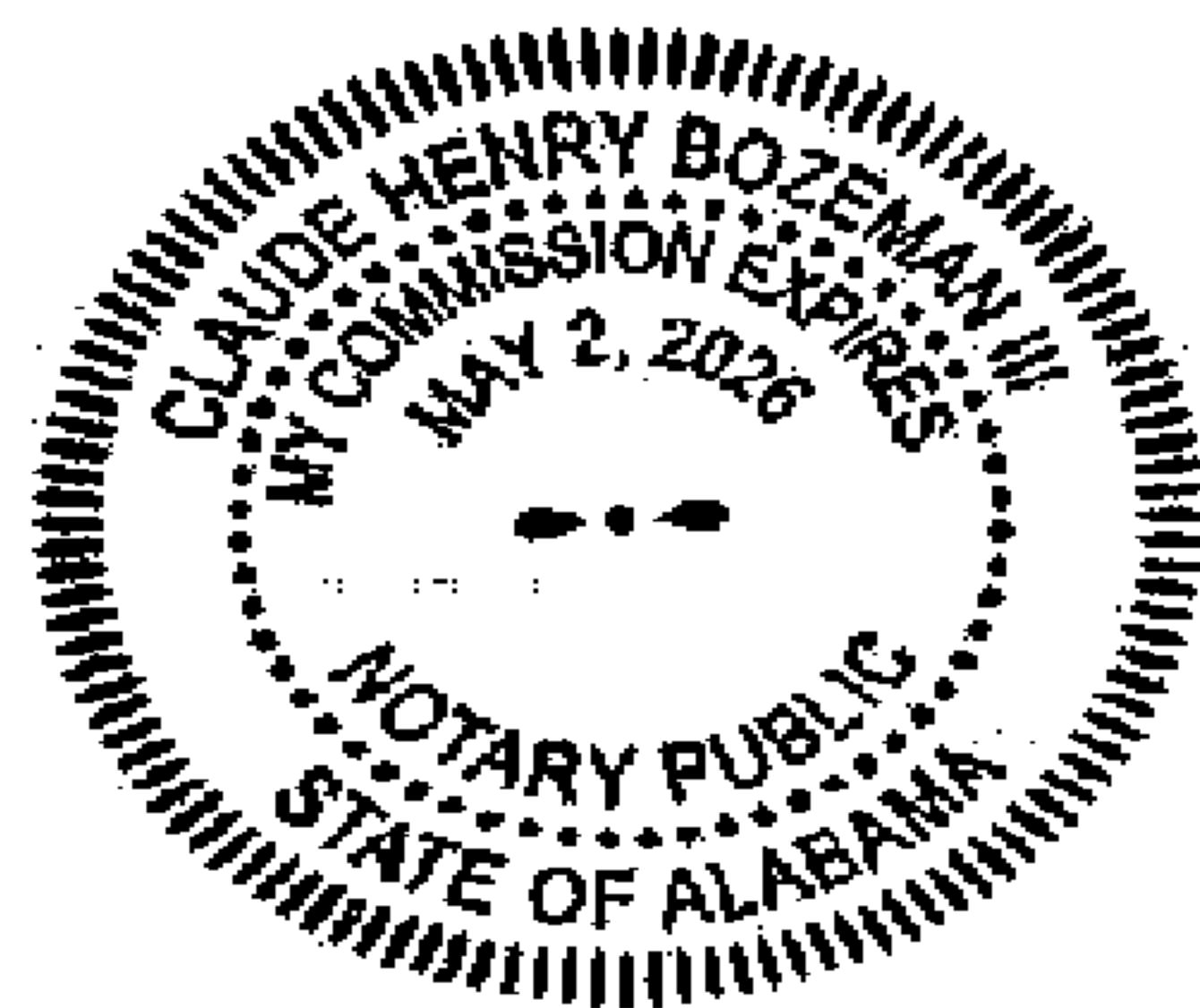
CLAUDE HENRY BOZEMAN III
Witness

STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry L. Riek and Viria Riek 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 31ST day of JULY, 2024.

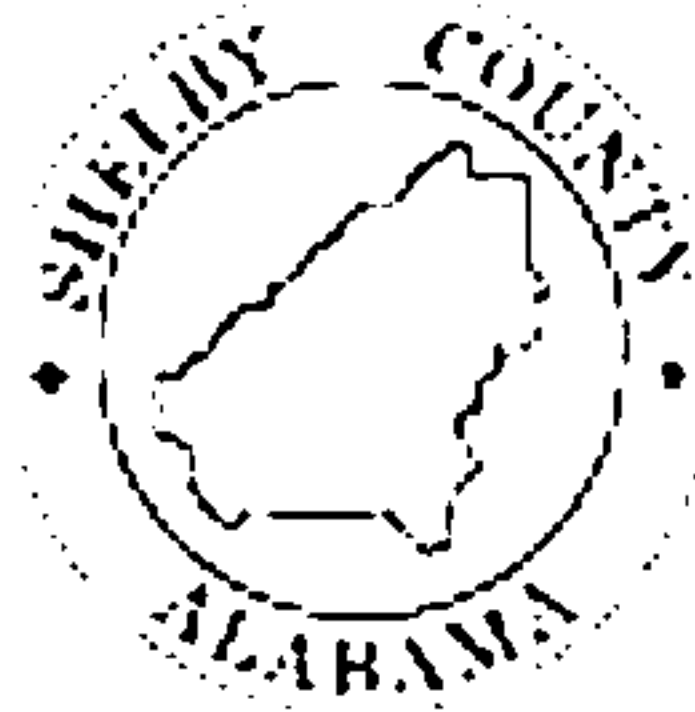


Claude Henry Bozeman III
NOTARY PUBLIC
Print Name CLAUDE HENRY BOZEMAN III
My Commission Expires: MAY 2, 2026

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST AND RUN NORTHERLY ALONG THE WEST SIDE OF THE SAID 1/4 - 1/4 FOR 104.44 FEET TO THE POINT OF BEGINNING; THENCE TURN AN ANGLE OF 87 DEGREES 22 MINUTES 58 SECONDS TO THE LEFT AND RUN WESTERLY FOR 125.75 FEET; THENCE TURN AN ANGLE OF 93 DEGREES 31 MINUTES 58 SECONDS TO THE RIGHT AND RUN NORTHERLY FOR 130.76 FEET; THENCE TURN AN ANGLE OF 80 DEGREES 14 MINUTES 14 SECONDS TO THE RIGHT AND RUN EASTERLY FOR 136.19 FEET TO A POINT ON THE WEST SIDE OF A PUBLIC ROAD; THENCE TURN AN ANGLE OF 80 DEGREES 23 MINUTES 10 SECONDS TO THE RIGHT AND RUN SOUTHERLY FOR 151.04 FEET TO A POINT ON THE WEST SIDE OF THE SAID ROAD; THENCE TURN AN ANGLE OF 105 DEGREES 50 MINUTES 38 SECONDS TO THE RIGHT AND RUN WESTERLY FOR 58.92 FEET TO THE POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2024 08:22:39 AM
 \$351.50 BRITTANI
 20240807000244630

Allie S. Bayl

Real Estate Sales Validation Form

Larry Riek and Viria Riek

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

Grantor's Name Larry L. Riek, Viria Riek and
 Mailing Address CaSondra Lusco
101 Lucas Lane
Maylene, AL 35114

Grantee's Name _____
 Mailing Address _____
101 Lucas Lane
July 31, 2024
Maylene, AL 35114
0.00

Property Address 101 Lucas Lane
Maylene, AL 35114

Date of Sale _____
 Total Purchase Price \$ 0.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 317,460.00

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 ☐ Appraisal
☐ Sales Contract ☒ Other Shelby County Property 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 7/31/2024

Print LARRY L. RIEK

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1