

AFTER RECORDING RETURN TO:

Vylla Title, LLC
6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10626527

MAIL TAX STATEMENTS TO:

Darlene B. Bryan
239 Piney Woods Lane
Helena, AL 35080

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 13-4-17-0-007-076.000

QUITCLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 20 day of August, 2024, by and between **Darlene B. Bryan F/K/A Darlene M. Kovacs, a remarried person who acquired title as a married person, legally separated, joined in execution by her new spouse, Richard Bryan**, residing at 239 Piney Woods Lane, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Darlene B. Bryan, a married person**, residing at 239 Piney Woods Lane, Helena, AL 35080, 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 Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 239 Piney Woods Lane, Helena, AL 35080

Prior instrument reference: Instrument Number: 20100513000150950, Recorded: 05/13/2010

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 20 day of August, 2024.

Darlene B. Bryan F/K/A Darlene M. Kovacs Richard Bryan
Darlene B. Bryan F/K/A Darlene M. Kovacs Richard Bryan

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Darlene B. Bryan F/K/A Darlene M. Kovacs** and **Richard Bryan** 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 20 day of August, 2024.

Dylan Messimer
NOTARY PUBLIC

My commission expires: 3/27/2026

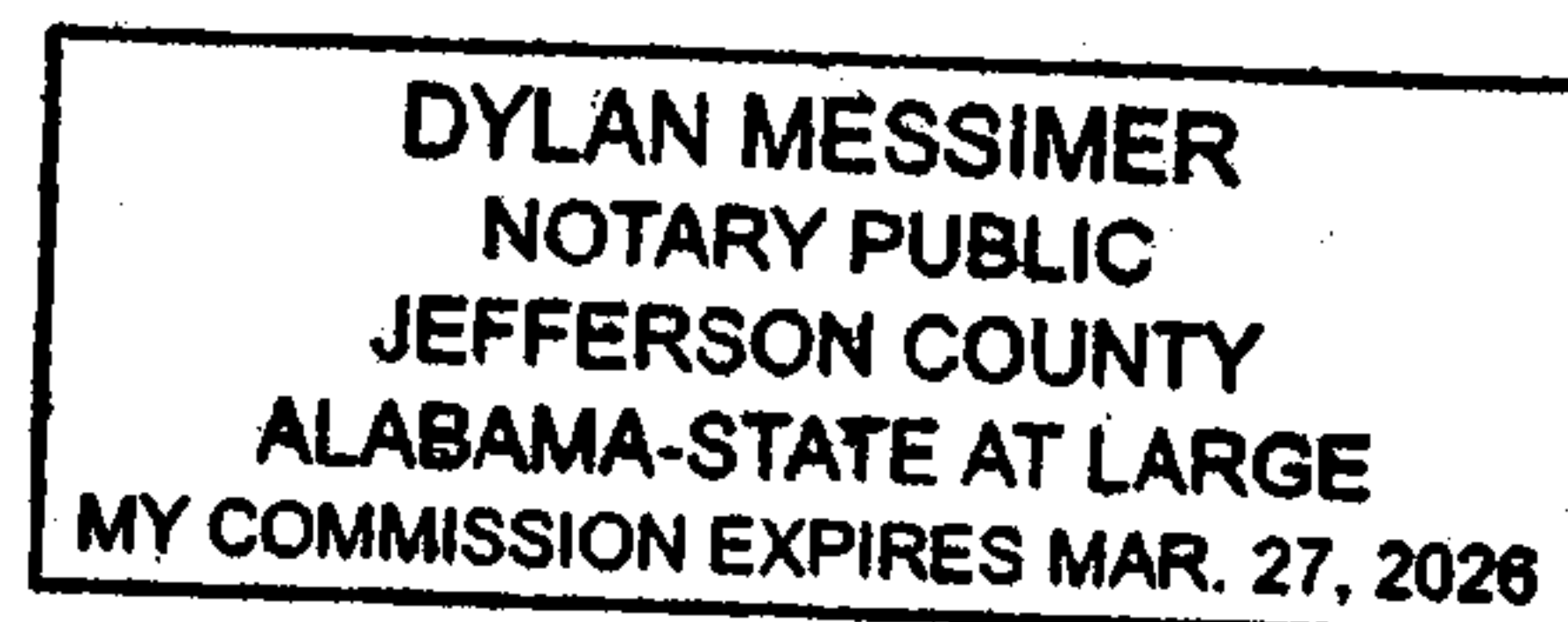


EXHIBIT A
LEGAL DESCRIPTION

All that certain parcel of land situated in Shelby County, State of Alabama, being known and designated as follows:

Lot 532, according to the Final Plat of Riverwoods Fifth Sector Phase II, as recorded in Map Book 33, Page 24, in the Probate Office of Shelby County, Alabama.

Parcel ID Number: 13-4-17-0-007-076.000

Property commonly known as: 239 Piney Woods Lane, Helena, AL 35080

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

Darlene B. Bryan F/K/A Darlene M. Kovacs and Richard Bryan

Grantor's Name _____
 Mailing Address 239 Piney Woods Lane
Helena, AL 35080

Grantee's Name Darlene B. Bryan
 Mailing Address 239 Piney Woods Lane
Helena, AL 35080

Property Address 239 Piney Woods Lane
Helena, AL 35080

Date of Sale 08/20/2024
 Total Purchase Price \$1.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/06/2024 09:57:08 AM
 \$64.00 PAYGE
 20240906000277710

*Ami S. Byrd*

or
 Actual Value \$

or
 Assessor's Market Value \$ 31,780.00

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
☐ 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 8/20/24

Print Darlene B Bryan Richard Bryan

☐ Unattested _____
 (verified by)

Sign Darlene B Bryan Richard Bryan
 (Grantor/Grantee/Owner/Agent) circle one