

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS

This instrument was prepared by:
R. F. (Ben) Stewart III
SHIMODA STEWART, LLP
1800 Providence Park, Suite 250
Birmingham, AL 35242

Send Tax Notice To:
Diane B. Seales
P.O. Box 89
Alabaster, AL 35007



20241021000329720 1/3 \$359.50
Shelby Cnty Judge of Probate, AL
10/21/2024 03:16:58 PM FILED/CERT

QUITCLAIM DEED

STATE OF ALABAMA)
SHELBY COUNTY) **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

DIANE B. SEALES, a married woman,

(herein referred to as Grantor), remises, releases, quitclaims, grants, sells and conveys to

DIANE B. SEALES and DAVID MICHAEL SEALES

(herein referred to as Grantee), with rights of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot #1 and #2, in Block 1, of the Third Sector of Fall Acres Subdivision, situated in the S.E. ¼ of the N.E. ¼ of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama. This is recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 79.

Subject to restrictions as follows:

“All lots are for residential purposes only, and dwellings shall have a minimum of 1,400 square feet in the main body of the house. No structures of a temporary nature, such as trailers, tents, shacks, basements, garages, or other outbuildings shall be used as a residence either temporarily or permanently,” and this covenant shall attach to and run with the land.

Subject to taxes, restrictions, rights-of-way, exceptions, conditions and easements of record.

Property address: 560 13th Street SW, Alabaster, Alabama 35007

NOTE: The above property constitutes the homestead of Diane B. Seales and Bobby Joe Seales.

TO HAVE AND TO HOLD to the said grantee, his/her successors and assigns forever.

Shelby County, AL 10/21/2024
State of Alabama
Deed Tax: \$331.50



20241021000329720 2/3 \$359.50
Shelby Cnty Judge of Probate, AL
10/21/2024 03:16:58 PM FILED/CERT

IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 20th day of October, 2022.

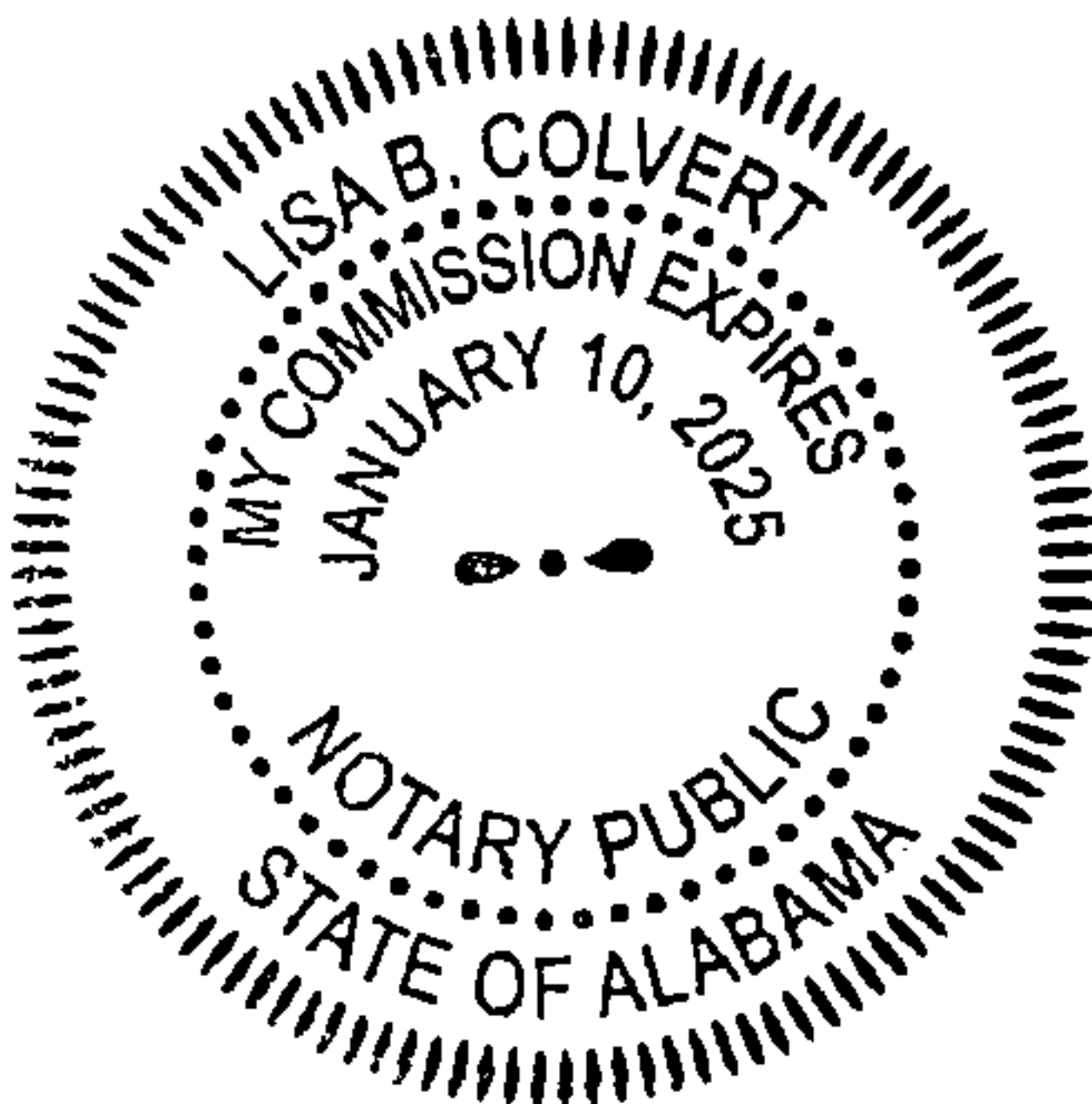
Diane B. Seales
DIANE B. SEALES, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Diane B. Seales**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 20th day of October, 2022.



Lisa B. Colvert
Notary Public
My Commission Expires: 1/10/2025

Bobby Joe Seales
BOBBY JOE SEALES

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL ACKNOWLEDGEMENT:

I, Lisa B. Colvert, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bobby Joe Seales**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 20th day of October, 2022.



Lisa B. Colvert
Notary Public
My Commission Expires: 1/10/2025

Real Estate Sales Validation Form

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

Grantor's Name Diane B. Seales
Mailing Address P.O. Box 89
Alabaster, AL 35007

Grantee's Name Diane B. Seales and David Michael Seales
Mailing Address P.O. Box 89
Alabaster, AL 35007

Property Address Parcel 232031002025.000
560 13th St SW
ALABASTER AL 35007

Date of Sale 10/20/2022
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$331,040.00

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 Tax Assessor Office
☐ 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 to whom the property is being conveyed and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom the interest in the property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest in 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 _____

Print DIANE B SEALES

☐ Unattested
(verified by)

Sign Diane B Seales
(Grantor/Grantee/Owner/Agent) circle one