

CLERK'S DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20241120000360370 1/2 \$171.00
Shelby Cnty Judge of Probate, AL
11/20/2024 12:58:38 PM FILED/CERT

WHEREAS, on March 21, 2023, in case number **DR-2022-900643.00** in the matter of **KAILEY DENISE, PLAINTIFF vs KAILEY CHRISTOPHER, DEFENDANT**, in the Shelby County Circuit Court of Alabama, at Columbiana, Alabama, an Order was rendered instructing and directing the undersigned to convey the herein described property to the grantee herein named.

NOW, THEREFORE, I, Mary H. Harris, Clerk of the Circuit court of Shelby County Alabama, by the authority in me vested by said Order of March 21, 2023, and by these presents, do hereby grant and convey unto said DENISE KAILEY, all right, title and interest of CHRISTOPHER KAILEY, in and to the following described property, to wit:

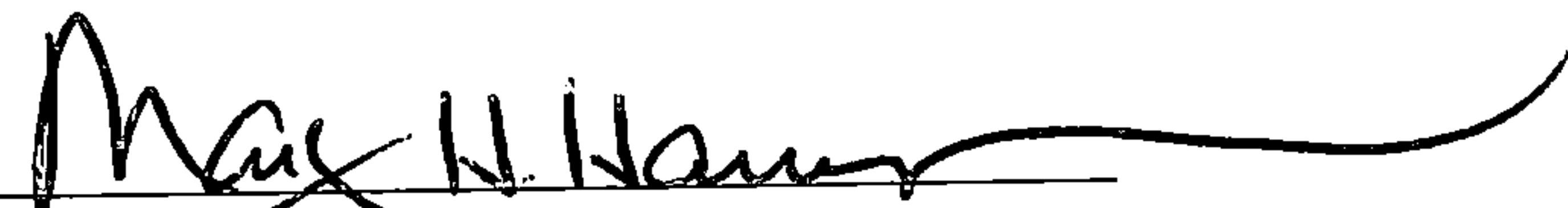
Lot 335-A, according to the Survey of Phase I, Fieldstone Park, Third Sector as recorded in Map Book 18, Page 113, in the Probate Office of Shelby County, Alabama.

Physical Address: 1110 Macqueen Circle, Helena, AL 35080

Subject to all current taxes, all matters of public record, including, but not limited to easements, restrictions of record and other matters which may be viewed by observation.

The marital status of each of the foregoing named parties is unknown to the undersigned.
The undersigned executes this instrument in said capacity as Clerk and does not personally or individually warrant the title to said property.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and seal at office in the City of Columbiana the 25 day of JANUARY, 2024.

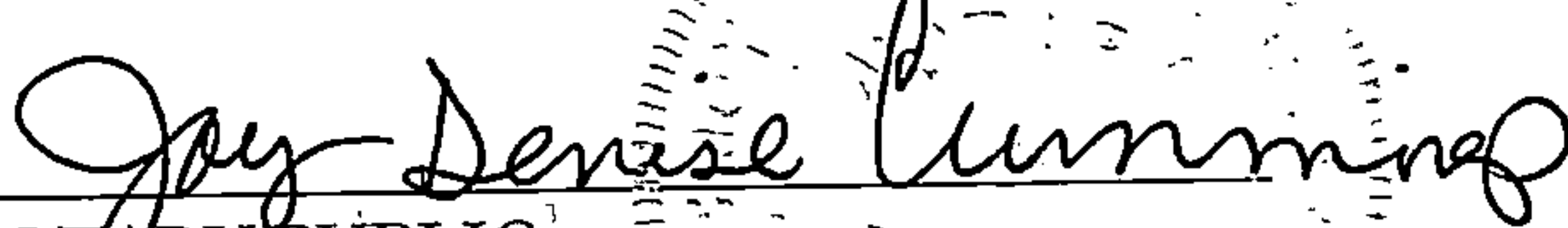

MARY H. HARRIS
CIRCUIT CLERK
SHELBY COUNTY CIRCUIT COURT

STATE OF ALABAMA)
SHELBY COUNTY)

I, Joy Denise Cummings a Notary Public, in and for said county of Shelby and State of Alabama, hereby certify that Mary H. Harris, who is known to me to be the Clerk of the Circuit Court, in said County and State, whose name as Clerk of said Court is signed to the foregoing conveyance, she executed the same voluntarily in her capacity as such Clerk on the day the same bears date.

Given under my hand and official seal this the 25 day of January, 2024.

Shelby County, AL 11/20/2024
State of Alabama
Deed Tax: \$146.00


NOTARY PUBLIC
My Commission Expires: 3-21-26

Real Estate Sales Validation Form

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

Grantor's Name Christopher Kailey
Mailing Address 1110 MacQueen Circle
Helena AL 35080

Grantee's Name Denise Kailey
Mailing Address 1110 MacQueen Circle
Helena AL 35080

Property Address 1110 MacQueen Circle
Helena AL 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 291,400



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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 Y2 = 145,700
☐ 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 Nov. 20, 2024

Unattested

(verified by)

Print

Sign

Denise Kailey

Denise Kailey

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1