

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 3228251

MAIL TAX STATEMENTS TO:

Alexis Chantal Bates
2016 Lonesome Hen Lane
Alabaster, AL 35007

This document prepared by:

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

Parcel ID No.: 23 7 25 1 001 001.002

QUITCLAIM DEED

STATE OF ALABAMA

COUNTY OF SHELBY

THIS DEED made and entered into on this 4th day of November, 2024, by and between **Tacoby Samuel Trammell, unmarried** and **Alexis Chantal Bates, unmarried, joint tenants with rights of survivorship**, residing at 2016 Lonesome Hen Lane, Alabaster, AL 35007, hereinafter referred to as Grantor(s) and **Alexis Chantal Bates, a single woman**, residing at 2016 Lonesome Hen Lane, Alabaster, AL 35007, 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: 2016 Lonesome Hen Lane, Alabaster, AL 35007

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 4th day of November, 2024.

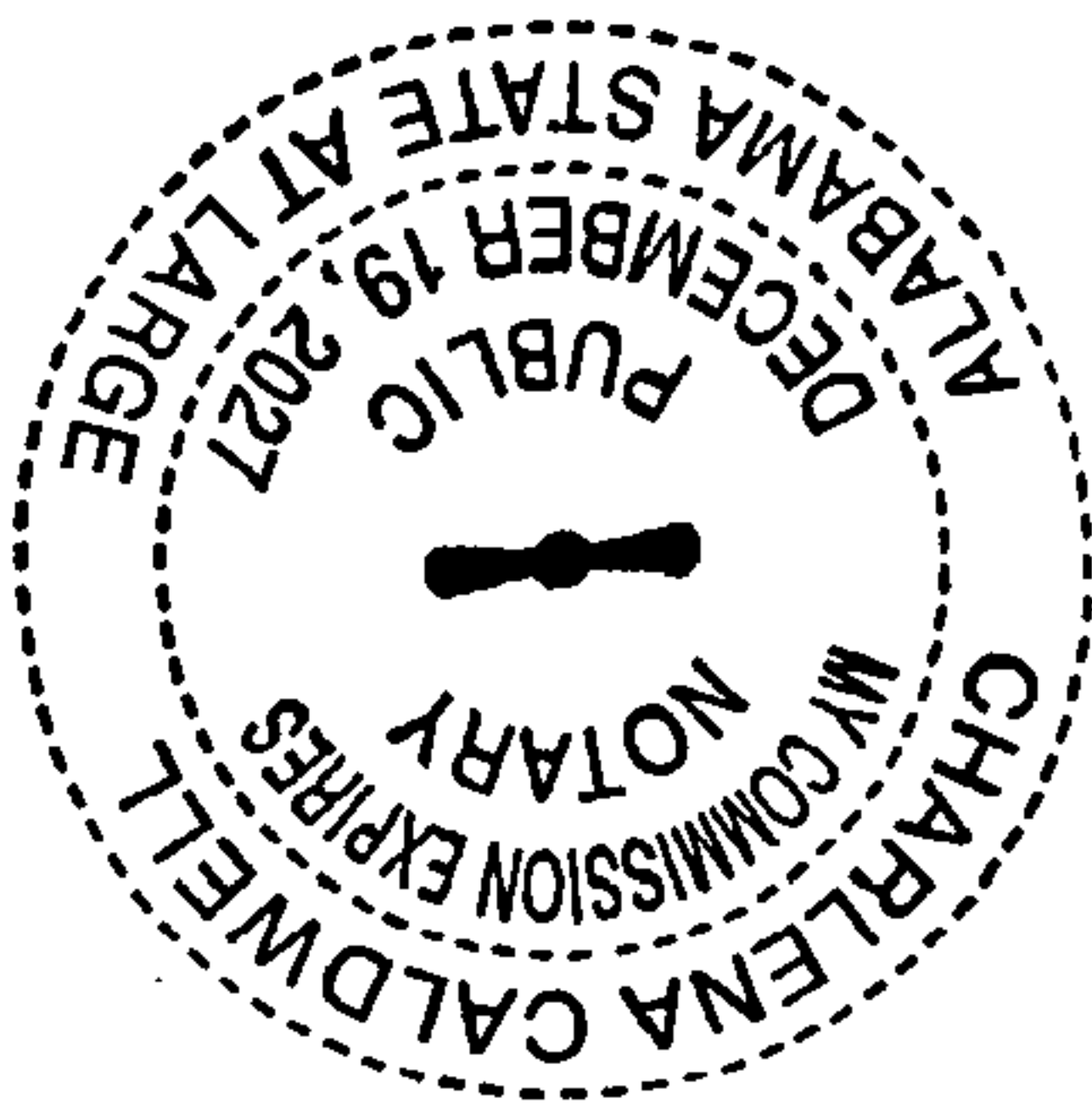
Alexis Chantal Bates
Alexis Chantal Bates

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Alexis Chantal Bates** 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 4th day of November, 2024.
Charlena Caldwell
NOTARY PUBLIC

My commission expires: 12/19/2027



CHARLENA CALDWELL
My Commission Expires
12/19/2027

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 4th day of November, 2024.

Tacoby Samuel Trammell
Tacoby Samuel Trammell

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Tacoby Samuel Trammell** 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 4th day of November, 2024.

Charlene Caldwell
NOTARY PUBLIC

My commission expires: 12/19/2027

CHARLENA CALDWELL
My Commission Expires
12/19/2027

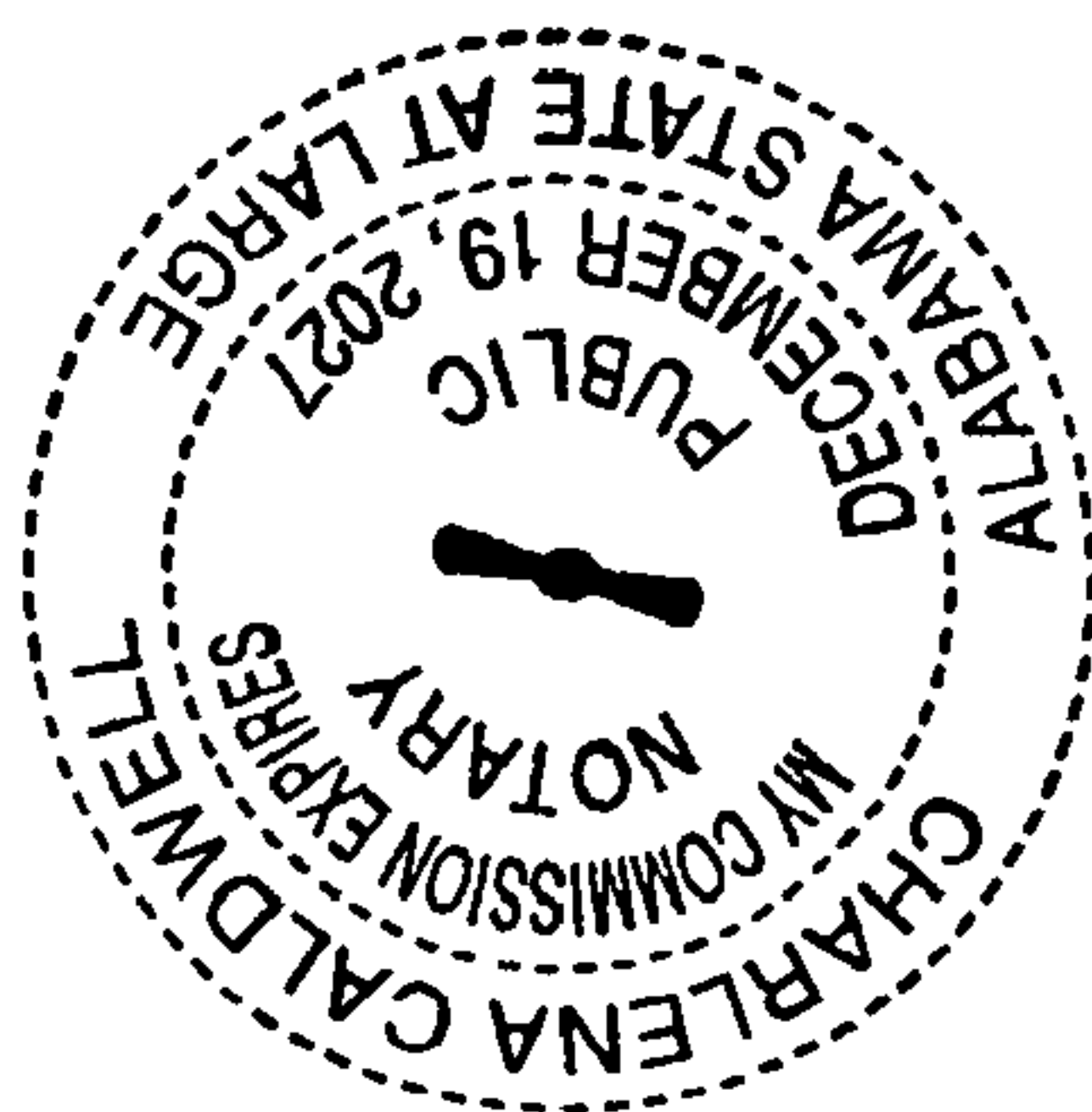


EXHIBIT A
LEGAL DESCRIPTION

The following described property located in the County of Shelby:

Lot 322, Final Plat of Mallard Landing Phase 3, Sector 2, according to the map or plat thereof, recorded in Plat Book 57, Page 73A, in the Probate Office of Shelby County, Alabama.

Tax ID#23 7 25 1 001 001.002

Being the same property as conveyed from D.R. Horton, Inc. - Birmingham to Tacoby Samuel Trammell and Alexis Chantal Bates joint tenants with rights of survivorship as set forth in Deed Instrument #20231018000307270 dated 10/13/2023, recorded 10/18/2023, SHELBY County, ALABAMA.

Property commonly known as: 2016 Lonesome Hen Lane, Alabaster, AL 35007

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Tacoby Samuel Trammell
Mailing Address _____

_____Grantee's Name Alexis (hank) Bates
Mailing Address _____

_____Property Address _____
_____Date of Sale 11/04/2024Total Purchase Price \$ 1.00

or

Actual Value \$ _____

or

Assessor's Market Value \$366,000.00Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2024 08:04:40 AM
\$400.00 JOANN
20241122000362180

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 Quitclaim 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 11-4-2024Print Tacoby Samuel Trammell☐ Unattested

(verified by)

Sign

Tacoby Samuel Trammell
(Grantor/Grantee/Owner/Agent) circle one