

QUIT CLAIM DEED

STATE OF ALABAMA
COUNTY OF SHELBY

) **Send Tax Notice to:**
) Alexis Chantal Bates
) 2106 Lonesome Hen Ln.
Alabaster, AL 35007

**THIS INSTRUMENT PREPARED
WITHOUT BENEFIT OF TITLE
SEARCH BY:** W. Eric Pitts, P.O. Box 280,
Alabaster, AL 35007, (205) 216-4418. No
title opinion requested, none rendered.
Legal description supplied by Grantor.

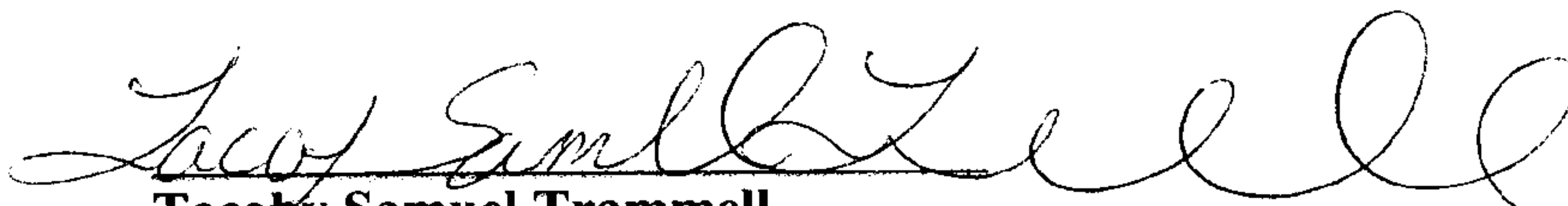
KNOW ALL MEN BY THESE PRESENTS, that **Tacoby Samuel Trammell**, a single man (hereinafter "GRANTOR"), for and in consideration of **Nine Thousand Five Hundred and no/100 U.S. Dollars (\$9,500.00)**, to him in hand paid, the receipt and sufficiency of which is hereby acknowledged, has **RELEASED, QUITCLAIMED AND CONVEYED** and does hereby **RELEASE, QUITCLAIM AND CONVEY**, forever, unto **Alexis Chantal Bates**, (hereinafter "GRANTEE"), all of GRANTOR'S right, title, interest and claim, if any, in or to that property and interest described as follows:

Lot 322, Final Plat of Mallard Landing Phase 3, Sector 2, according to the map or plat thereof, recorded in Plat Book 57

NOTE: The preparer of this instrument acted as scrivener only and no representation is made as to the chain of title or to the description contained herein.

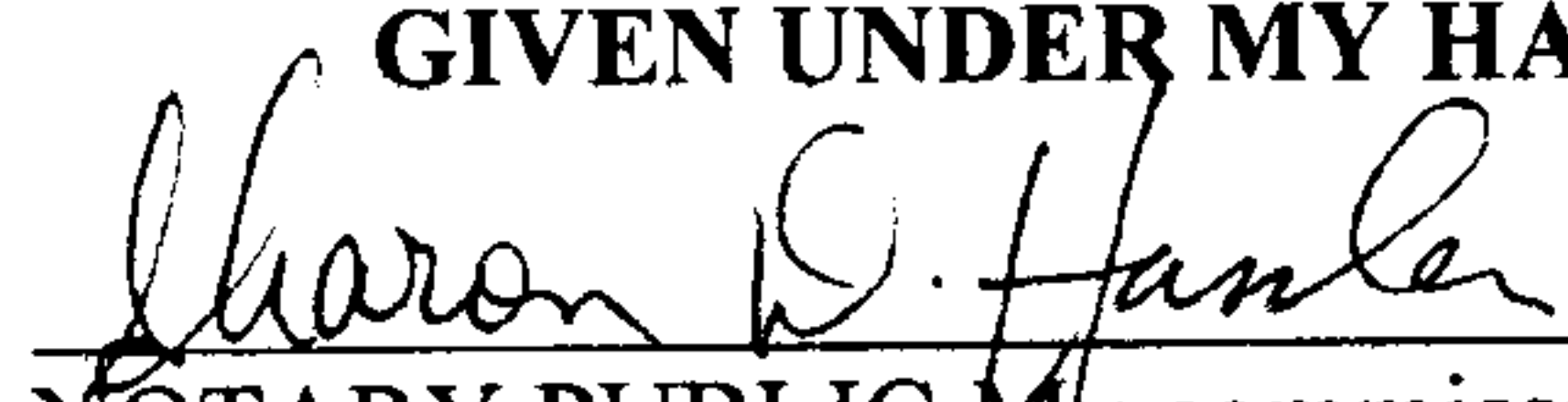
TO HAVE AND TO HOLD to the said GRANTEE forever.

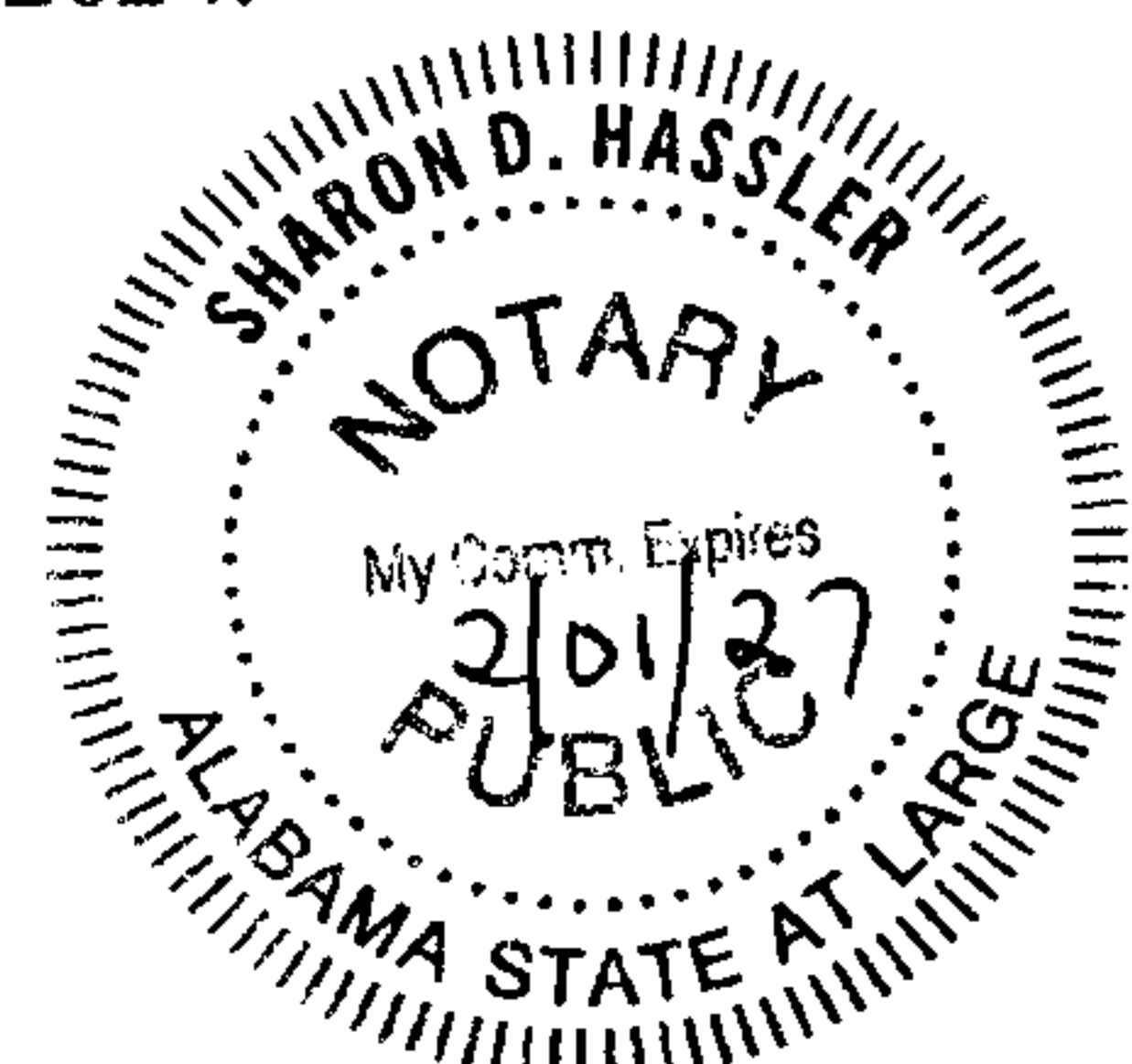
GRANTOR HAS HERETO set his hand and seal on this the 20th day of August, 2024.


Tacoby Samuel Trammell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that **Tacoby Samuel Trammell**, 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, he/she/they executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on this the 20th day of August, 2024.

NOTARY PUBLIC; My commission expires: 2/01/27





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/22/2024 09:36:04 AM
 \$34.50 PAYGE
 20241122000362490

Allen S. Bayl

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 115 Rockwell Circle
Odenville, AL 35120

Grantee's Name Alexis Chantal Bates
 Mailing Address 2106 Lonesome Hen Ln.
Alabaster, AL 35007

Property Address 2106 Lonesome Hen Ln.
Alabaster, AL 35007

Date of Sale 08/20/2024
 Total Purchase Price \$ 9,500.00

or
 Actual Value \$
 or
 Assessor's Market Value \$

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

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 08/20/24

Print *JP Enc PA*

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1