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File No: ARS-103728

Grantor's Loan No. N/A

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Parcel Number: 13-5-16-4-002-062-000

QUITCLAIM DEED

Betty Sue Liming, unmarried, who acquired title without marital status, and **Judy C. Kealer**, married, who acquired title without marital status, joined by her spouse, **Forrest R. Kealer**, hereby waiving homestead rights in the property described herein, ("Grantor"), of 232 Appleford Road, Helena, AL 35080, for and in consideration of \$1.00 (One Dollar and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Judy C. Kealer**, married, and **Betty Sue Liming**, unmarried, for and during their joint lives, and upon the death of either of them, the remainder to the survivor in fee simple, ("Grantee"), whose tax mailing address is 232 Appleford Road, Helena, AL 35080, with quitclaim covenants, the following described real estate in Shelby County, Alabama:

Lot 246, according to the Survey of Hillsboro Subdivision, Phase I, as recorded in Map Book 37, Page 104 A, B and C, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel ID: 13-5-16-4-002-062-000

Property Address is: 232 Appleford Road, Helena, AL 35080

Prior deed recorded at Instrument No. 20190318000084480

Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above and below, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on AUGUST 29, 2024:

Signed in counterpart

Judy C. Kealer

Signed in counterpart

Forrest R. Kealer

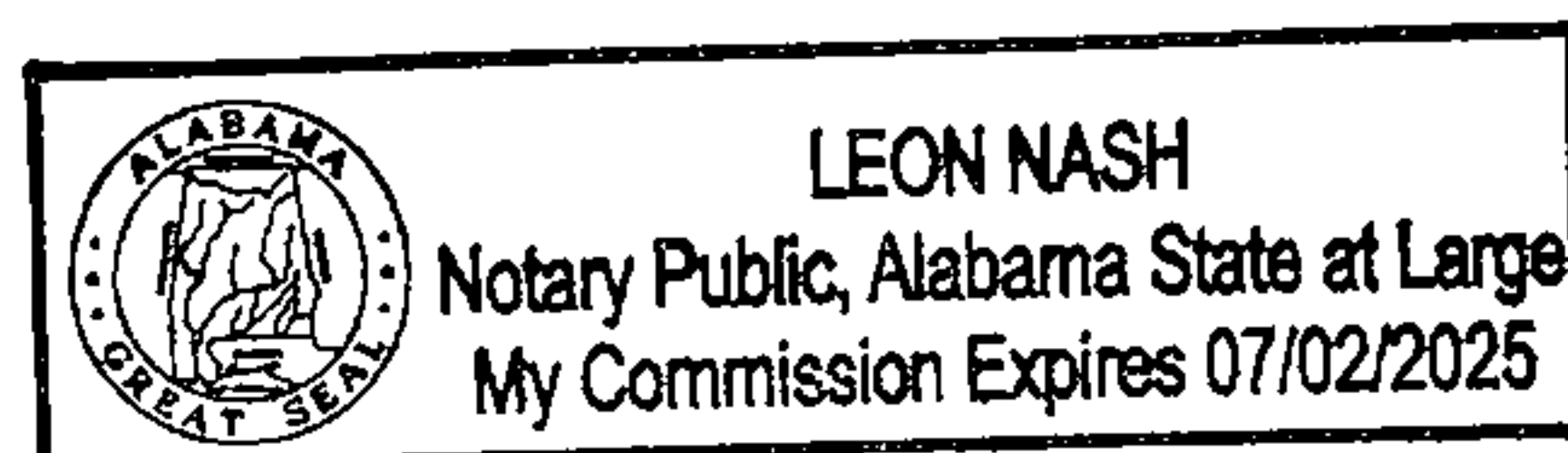
Betty Sue Liming
Betty Sue Liming

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT ~~Judy C. Kealer~~ ^{LN} and ~~Forrest R. Kealer~~ and **Betty Sue Liming**, personally known to me or has produced DRIVER LICENSE as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 day of AUG, 2024.

Leon Nash
Notary Public



Executed by the undersigned on 08-29, 2024:

Judy C Kealer
Judy C. Kealer

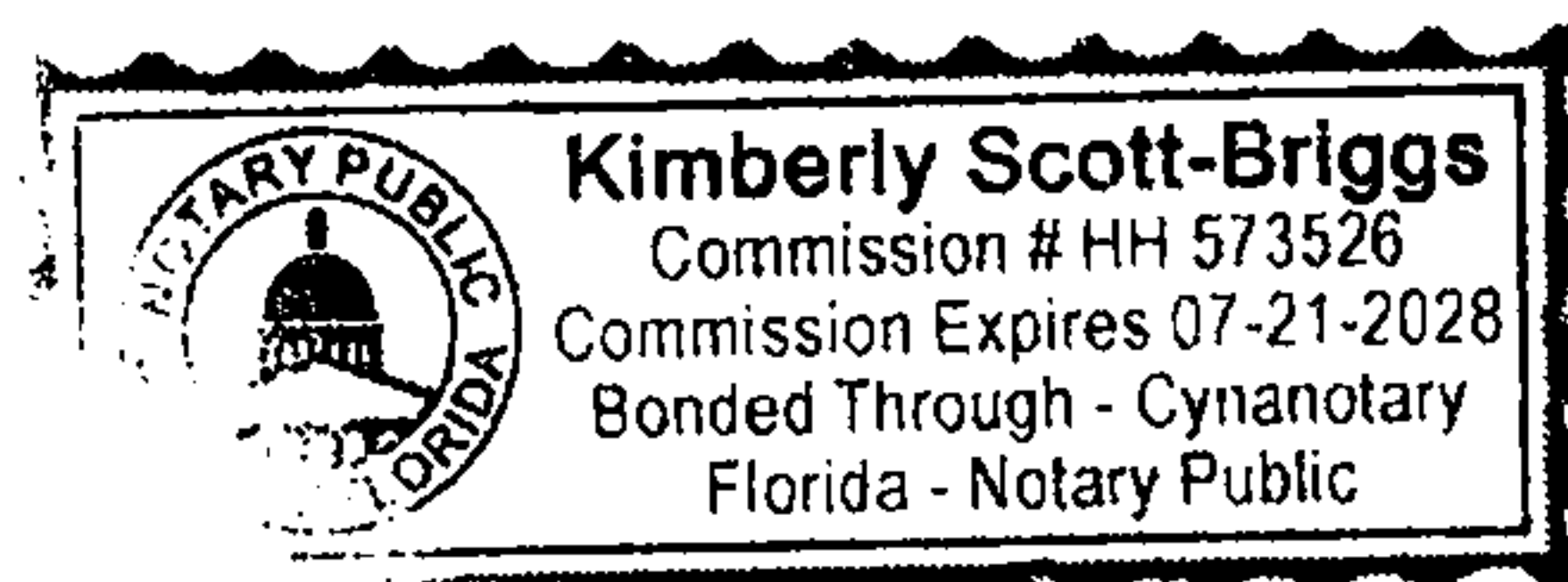
Forrest R. Kealer
Forrest R. Kealer

Signed in counterpart
Betty Sue Liming

STATE OF FLORIDA
COUNTY OF ESCAMBIA

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Judy C. Kealer** and **Forrest R. Kealer** and ~~Betty Sue Liming~~^{KSB}, personally known to me or has produced DL as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 29 day of AUGUST, 2024.



Kimberly Scott-Briggs
Notary Public

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

Grantor's Name	Judy C. Kealer and Betty Sue Liming	Grantee's Name	Judy C. Kealer and Betty Sue Liming
Mailing Address	232 Appleford Road Helena, AL 35080	Mailing Address	232 Appleford Road Helena, AL 35080
Property Address	232 Appleford Road Helena, AL 35080	Date of Sale	8-29-24
		Total Purchase Price	1.00 (updating marital status)
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 357,400.00 *

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) * tax exempt. Deed is

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal adding marital status
☐ Other it is recording with mortgage

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 08/29/2024

Print BETTY SUE LIMING

Unattested

(verified by)

Sign

Betty Sue Liming
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2024 08:52:01 AM
 \$39.00 JOANN
 20241202000369920

Allen S. Beal

Real Estate Sales Validation Form

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

Grantor's Name	Judy C. Kealer and Betty Sue Liming	Grantee's Name	Judy C. Kealer and Betty Sue Liming
Mailing Address	232 Appleford Road Helena, AL 35080	Mailing Address	232 Appleford Road Helena, AL 35080
Property Address	232 Appleford Road Helena, AL 35080	Date of Sale	8-29-24
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		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 357,400.00 *

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) * *tax exempt. Deed is adding marital status & is recording with mortgage.*

☐ 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

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

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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 08-29-2024

Print Judy C Kealer

Unattested

Sign Judy C Kealer

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1