

Prepared by: James L. Gillis
2301 Morris Ave
Bham AL 35203

*** THIS DEED PREPARED WITHOUT TITLE OPINION ***

QUITCLAIM DEED



20241212000381290 1/2 \$264.50
Shelby Cnty Judge of Probate, AL
12/12/2024 09:56:42 AM FILED/CERT

**STATE OF ALABAMA }
SHELBY COUNTY }**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **LASHAUN QUARLES, a married woman ("Grantor")**, hereby remises, releases, quitclaims, grants, sells and conveys to **LASHAUN QUARLES** and spouse **RAYMOND ROSS, JR.** all right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to be held as joint tenants with right of survivorship, to-wit:

LOT 202, THE LAKES AT HIDDEN FOREST PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 37, PAGE 122 A & B, AS RECORDED IN OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

ADDRESS: 190 Hillcrest Drive, Montevallo, Alabama 35115

Together with any and all buildings and improvements erected or hereinafter erected thereon.

TO HAVE AND TO HOLD to said Grantees as joint tenants with right of survivorship.



LASHAUN QUARLES

LASHAUN QUARLES AKA LASHAUN ROSS

**STATE OF ALABAMA }
SHELBY COUNTY }**

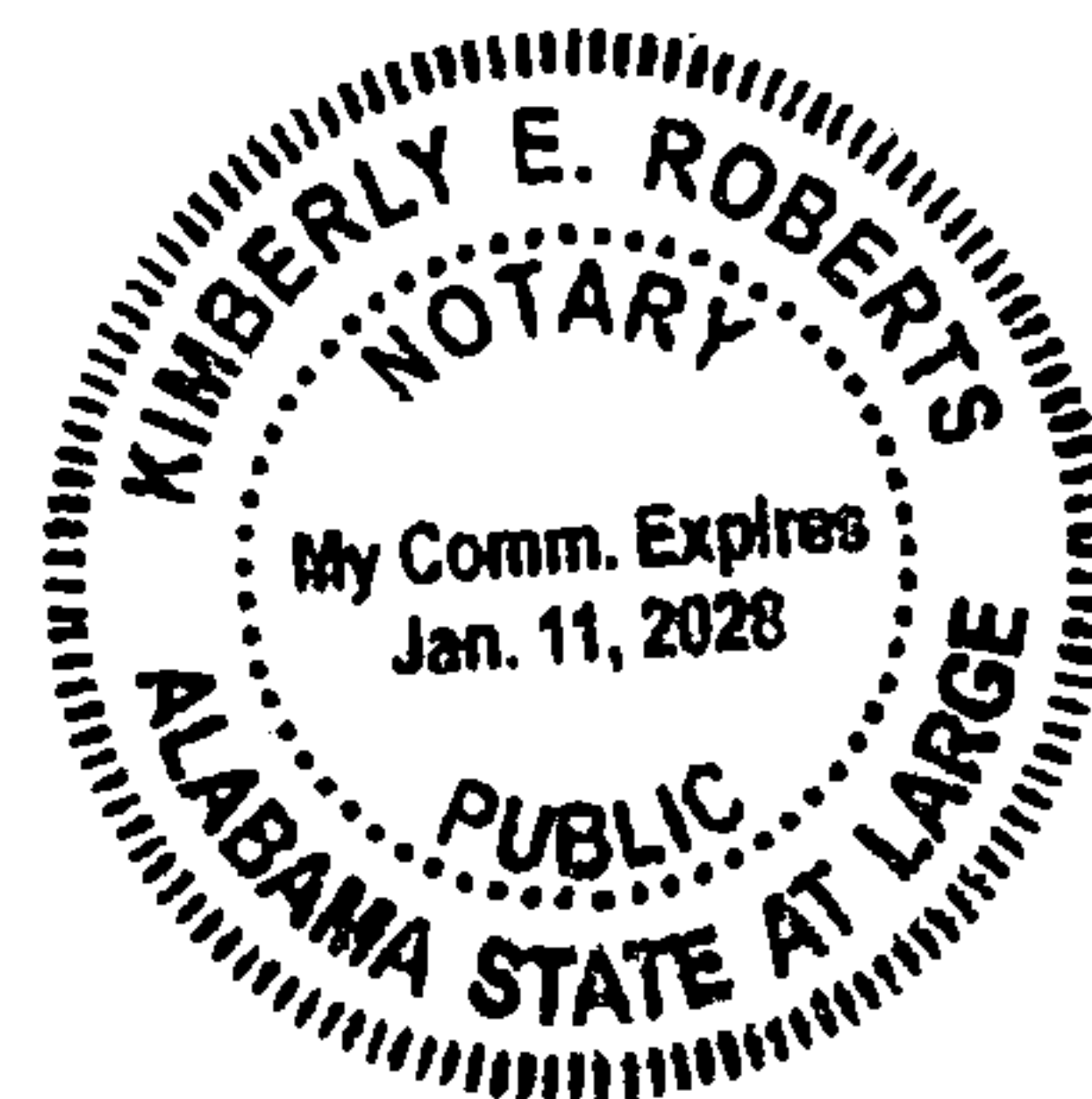
I, Kim Roberts, a Notary Public, hereby certify that **LASHAUN QUARLES**, who is known to me by photographic identification and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she executed this Quitclaim Deed as her free and voluntary act, for the uses and purposes herein set forth.

Given under my hand this 12 day of December, 2024.



NOTARY PUBLIC
My Commission Expires: 1/11/2028

Shelby County, AL 12/12/2024
State of Alabama
Deed Tax: \$238.50



Real Estate Sales Validation Form

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

Grantor's Name LASHAWN Dwarles
Mailing Address 190 Hillcrest Dr
Montevalle AL 35715

Grantee's Name LASHAWN Dwarles & Raymond R. S.
Mailing Address 190 Hillcrest Dr
Montevalle AL 35715

Property Address 190 Hillcrest Dr
Montevalle AL 35715

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 238,100.00

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 12-12-24

Print LASHAWN Dwarles

Sign LASHAWN Dwarles

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1