

After Recording Return To:

David A. Asbach
2058 Baneberry Drive
Birmingham, AL 35244
File No. H-256990-SFB

Mail Tax Statements To:

David A. Asbach
2058 Baneberry Drive
Birmingham, AL 35244

This document prepared by:

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

530,000.00

Fair Market Value: \$ _____

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title", to update the owner's marital status.

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 21 day of November, 2024, by and between **David A. Asbach, a married man, joined by spouse, Cindy Goddard**, residing at 2058 Baneberry Drive, Birmingham, AL 35244, hereinafter referred to as Grantor(s) and **David A. Asbach, a married man**, residing at 2058 Baneberry Drive, Birmingham, AL 35244, 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:

Lot 3503, according to the survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16, page 113, in the Probate Office of Shelby County, Alabama.

Also known as: 2058 Baneberry Drive, Birmingham, AL 35244

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 21 day of November 2024

David A. Asbach

David A. Asbach

Cindy Goddard

Cindy Goddard

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **David A. Asbach** and **Cindy Goddard**, 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 21 day of November 2024

John Caldwell
NOTARY PUBLIC
JOHN CALDWELL
My commission expires: My Commission Expires
12/10/2027



ALL-PURPOSE ACKNOWLEDGMENT

State of AlabamaCounty of ShelbyOn 11/21/2024 before me, John Caldwell

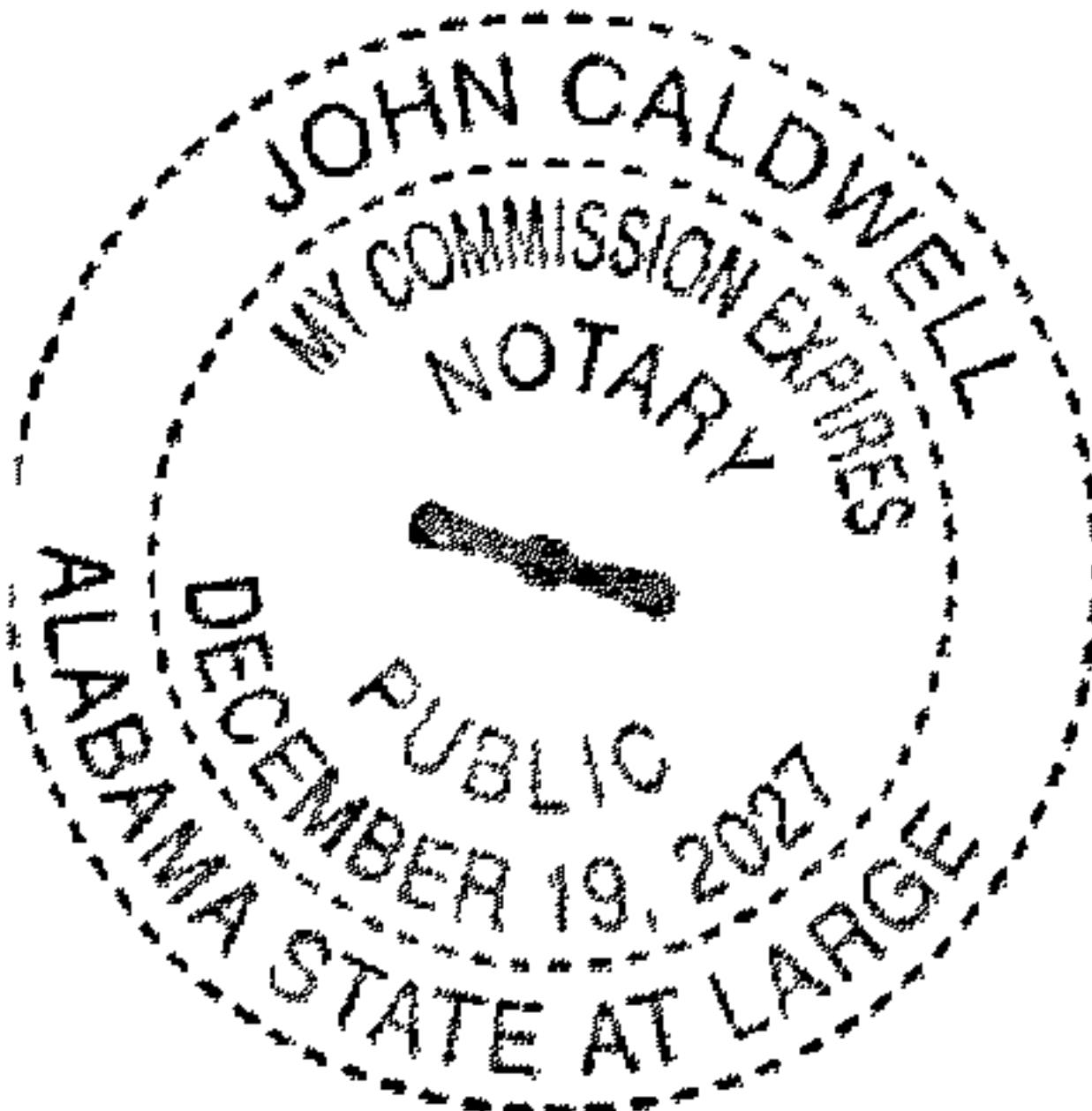
DATE

NAME OF NOTARY PUBLIC

personally appeared David A Asbach and Cindy Goddard

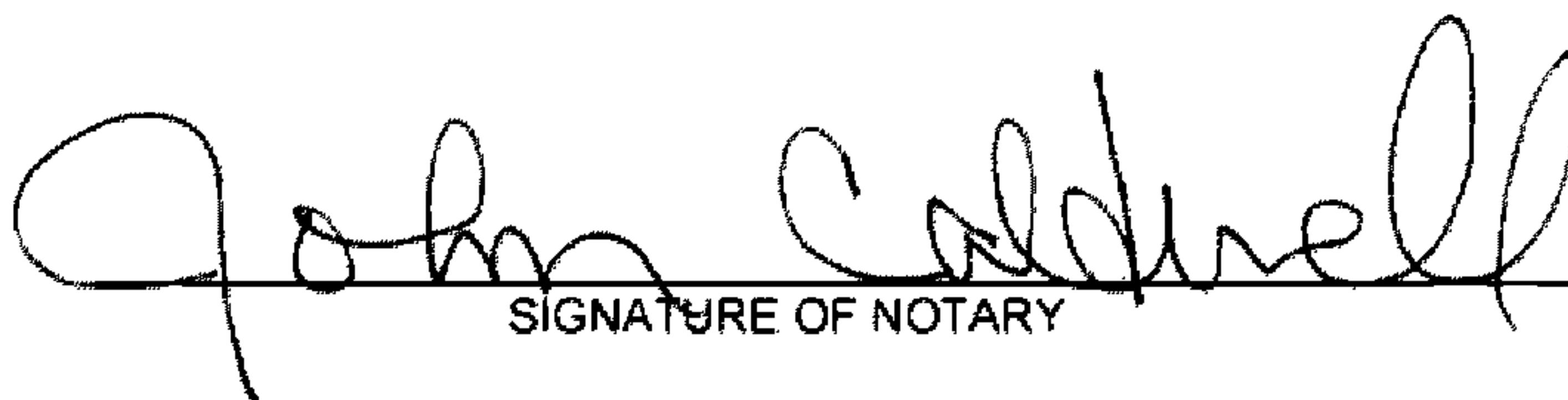
NAME(S) OF SIGNER(S)

personally known to me **OR** proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal or Stamp Here

WITNESS my hand and official seal.


 A handwritten signature of John Caldwell in black ink.

SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Quit Claim Deed

TITLE OR TYPE OF DOCUMENT

3

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT**

Exhibit "A"

Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 3503, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 35TH ADDITION, AS RECORDED IN MAP BOOK 16, PAGE 113, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS, ALL COVENANTS, RESTRICTIONS, CONDITIONS, ENCUMBRANCES, EASEMENTS, RIGHTS OF WAY, SET BACK LINES, LIENS AND OTHER RIGHTS, IF ANY, OF RECORD AND NOT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO DAVID A. ASBACH FROM CINDY L. GODDARD, AN UNMARRIED INDIVIDUAL, BY DEED DATED OCTOBER 31, 2019, AND RECORDED ON NOVEMBER 5, 2019, AS 20191105000408700.

Parcel ID Number: 11 7 35 0 006 015.000

Real Estate Sales Validation Form

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

Grantor's Name	David A. Asbach, joined by spouse, Cindy Goddard	Grantee's Name	David A. Asbach
Mailing Address	2058 Baneberry Drive Birmingham, AL 35244	Mailing Address	2058 Baneberry Drive Birmingham, AL 35244
Property Address	2058 Baneberry Drive Birmingham, AL 35244	Date of Sale	
		Total Purchase Price	\$ _____
		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 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

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 11/21/24

Print DAVID A ASBACH

Unattested

(verified by)

Sign David A. Asbach

(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
 02/04/2025 09:13:22 AM
 \$35.00 BRITTANI
 20250204000033540

Allen S. Boyd