

Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Rd, Suite 101
Westlake Village, California 91361
File No. TDF-19541

MAIL TAX STATEMENTS TO:
Otis B. Hayes and Mae F. Hayes
1095 Riviera Drive
Calera, AL 35040

This document prepared by:
George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title" to update the wife's name on title as there is no change in ownership.

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 16 day of APRIL, 2025, by and between Otis B. Hayes, Jr. and Mae F. Hayes F/K/A Mae F. Marks Hayes, husband and wife, whose address is 1095 Riviera Drive, Calera, AL 35040, hereinafter referred to as Grantor(s) and Otis B. Hayes Jr. and Mae F. Hayes, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them, whose address is 1095 Riviera Drive, Calera, AL 35040, 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 200, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, PHASE 3, AS RECORDED IN MAP BOOK 39, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property commonly known as: 1095 Riviera Drive, Calera, AL 35040

Prior instrument reference: Instrument Number: 20150731000262280, Recorded: 7/31/2015

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Poor Quality

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 16 day of April, 2025

Otis B. Hayes Jr
Otis B. Hayes, Jr.

Mae F. Hayes F/K/A Mae F. Marks Hayes
Mae F. Hayes F/K/A Mae F. Marks Hayes

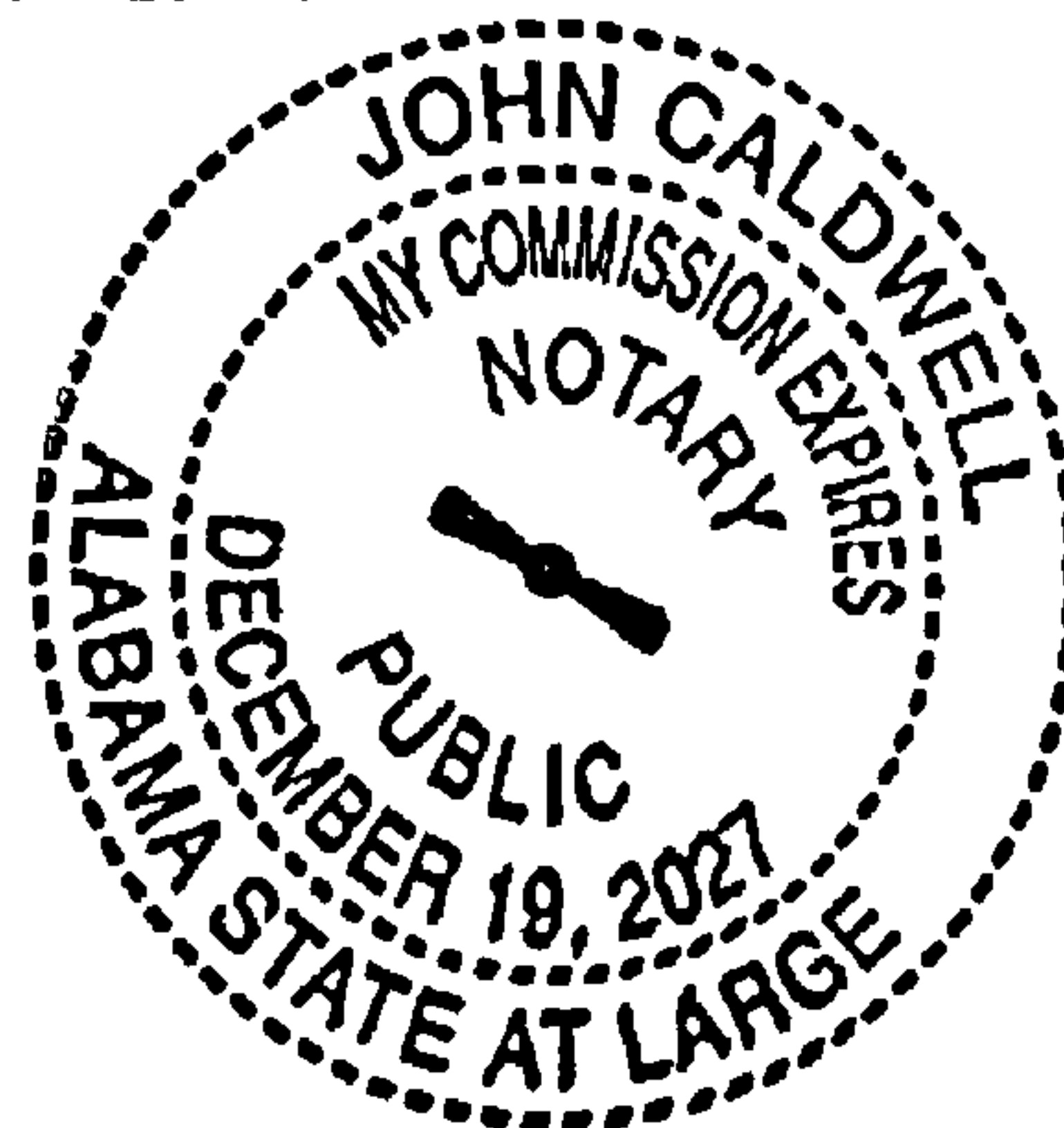
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Otis B. Hayes, Jr. and Mae F. Hayes F/K/A Mae F. Marks Hayes, 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 16 day of April, 2025

John Caldwell
Notary Public

My commission expires **JOHN CALDWELL**
My Commission Expires
12/19/2027



No title exam performed by the preparer. Legal description and party's names provided by the party.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/09/2025 08:50:37 AM
 \$30.00 JOANN
 20250509000140180

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 | Otis B. Hayes, Jr. & Mae F. Marks Hayes | Grantee's Name | Otis B. Hayes, Jr. & Mae F. Hayes |
| Mailing Address | 1097 Riviera Drive Calera, AL 35040 | Mailing Address | 1097 Riviera Dr. Calera, AL 35040 |
| Property Address | 1097 Riviera Drive Calera, AL 35040 | Date of Sale | 04/16/2025 |
| | | Total Purchase Price | \$ 0.00 |
| | | or | |
| | | Actual Value | \$ |
| | | or | |
| | | Assessor's Market Value | \$ 43,800.00 |

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)

| | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other This transaction is a refinance with name |
| <input type="checkbox"/> Closing Statement | correction only for one of the borrowers |

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 4/16/2025

Print David Hurst

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1