

AFTER RECORDING RETURN TO:

First Source Title Agency, Inc.
7717 Victory Lane
Suite B
North Ridgeville, OH 44039
File No. IT2504135388

MAIL TAX STATEMENTS TO:

Cloe Grace Perry
1009 Pine Valley 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 owner's name and marital status.

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 6 day of May, 2025, by and between **Cloe Grace Perry F/K/A Cloe Grace Jones, a married woman, who acquired title as an unmarried woman, joined by her spouse, Dallas Everett Perry**, residing at 1009 Pine Valley Drive, Calera, AL 35040, hereinafter referred to as Grantor(s) and **Cloe Perry, a married woman**, residing at 1009 Pine Valley 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 1009 Pine Valley Drive, Calera, AL 35040

Prior instrument reference: Instrument Number 20210503000219130, Recorded: 05032021

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 6 day of May, 2025

Cloe Grace Perry F/K/A Cloe Grace Jones
Cloe Grace Perry F/K/A Cloe Grace Jones

Dallas Everett Perry
Dallas Everett Perry

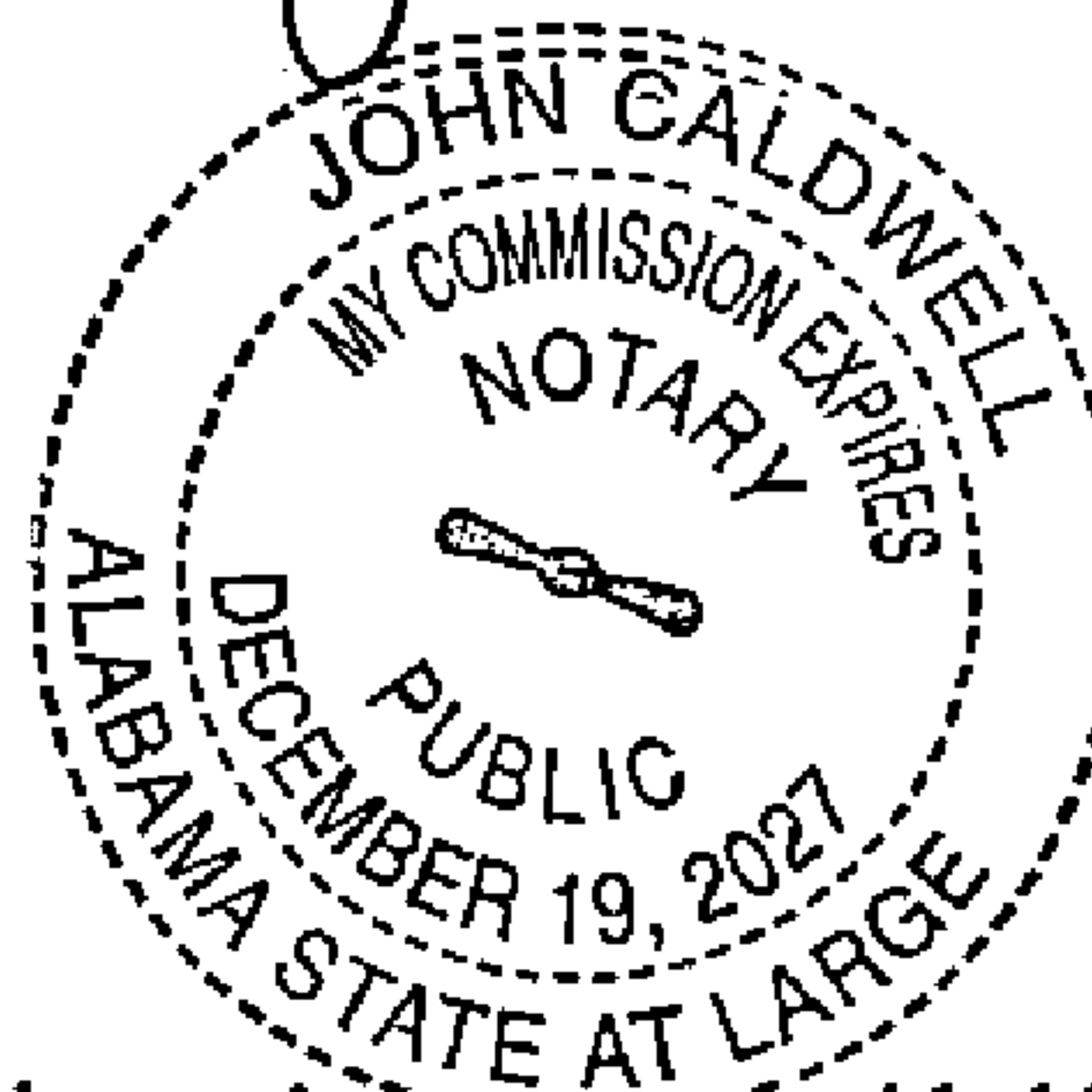
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Cloe Grace Perry F/K/A Cloe Grace Jones and Dallas Everett Perry**, 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 6 day of May, 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.

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY ,
STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 126, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED
IN MAP BOOK 34, PAGE 117 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

Property commonly known as: 1009 Pine Valley Drive, Calera, AL 35040



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/16/2025 11:34:39 AM
 \$33.00 JOANN
 20250516000149850

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 Cloe Grace Perry F/K/A Cloe Grace Jones,
 Mailing Address joined by spouse Dallas Everett Perry
1009 Pine Valley Drive
Calera, AL 35040

Grantee's Name Cloe Grace Perry
 Mailing Address 1009 Pine Valley Drive
Calera, AL 35040

Property Address 1009 Pine Valley Drive
Calera, AL 35040

Date of Sale 5/16/25
 Total Purchase Price \$ Exempt

or
 Actual Value \$

or
 Assessor's Market Value \$ 24,340.00

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

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 05/06/2025

Print Cloe Perry / Dallas Everett Perry

☐ Unattested

Sign Cloe Perry / Dallas Everett Perry
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1