

AFTER RECORDING RETURN TO:
AMT Title Services, Inc.
970 East Airline Drive
Suite C
East Alton, IL 62024
File No. NAL-1414102

MAIL TAX STATEMENTS TO:
Melissa B. Pruitt and Alan L. Pruitt
8336 Wynwood Circle
Helena, AL 35080

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

Parcel ID No.: 13 5 22 3 003 108.000

QUITCLAIM DEED

This Deed is exempt from transfer tax as this Deed is "given to perfect title."

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 31st day of May, 2025, by and between **Melissa B. Pruitt A/K/A Melissa B. Sartain Pruitt and Alan L. Pruitt A/K/A Alan Lance Pruitt, wife and husband, as joint tenants with right of survivorship**, residing at 8336 Wynwood Circle, Helena, AL 35080, hereinafter referred to as Grantor(s) and **Melissa B. Pruitt and Alan L. Pruitt, wife and husband, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 8336 Wynwood Circle, Helena, AL 35080, 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 350, according to the Survey of Wyndham Wynwood Sector, Phase III, as recorded in Map Book 24, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

Also known as: 8336 Wynwood Circle, Helena, AL 35080

Prior instrument reference: Instrument Number 20200429000168080, Recorded: 04/29/2020

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 31st day of May, 2025.

Melissa B. Pruitt F/K/A

Melissa B. Sartain Pruitt

Melissa B. Pruitt F/K/A

Melissa B. Sartain Pruitt

Alan L. Pruitt A/K/A Alan Lance Pruitt

Alan L. Pruitt A/K/A Alan Lance Pruitt

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Melissa B. Pruitt F/K/A Melissa B. Sartain Pruitt and Alan L. Pruitt A/K/A Alan Lance Pruitt**, 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 3 day of May, 2025.

[Signature]
NOTARY PUBLIC William T. Middleton II

My commission expires: 7/1/2028

WILLIAM T. MIDDLETON II
Notary Public
Alabama State at Large

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

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

Grantor's Name	Melissa B. Pruitt F/K/A Melissa B.	Grantee's Name	Melissa B. Pruitt and Alan L. Pruitt
Mailing Address	Sartain Pruitt and Alan L. Pruitt A/K/A Alan Lance Pruitt 8336 Wynwood Circle Helena, AL 35080	Mailing Address	8336 Wynwood Circle Helena, AL 35080
Property Address	8336 Wynwood Circle Helena, AL 35080	Date of Sale	
		Total Purchase Price	\$ 1.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ <u>273,600.00</u>

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 05/31/2025

Print

Melissa B. Pruitt

Alan L. Pruitt

Sign

Melissa B. Pruitt

Alan L. Pruitt

(Grantor/Grantee/Owner/Agent) circle one



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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk (verified by)
Shelby County, AL
06/06/2025 09:56:08 AM
\$29.00 JOANN
20250606000173750

Form RT-1

Allen S. Byrd