

**AFTER RECORDING RETURN TO:**

Mortgage Connect, LP  
600 Clubhouse Dr  
Moon Township, PA 15108  
File No. 3581986-5

**MAIL TAX STATEMENTS TO:**

Vlad Skyring and Tatyana Vedernikova Cleckler  
124 MAGNOLIA RIDGE CIR  
CHELSEA, AL 35043

This document prepared by:

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

Parcel ID No.: 15 3 05 2 004 031.000

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 23 day of August, 2025, by and between **Vlad Skyring, a married person, joined by spouse, Tatyana Vedernikova Cleckler**, residing at 124 MAGNOLIA RIDGE CIR, CHELSEA, AL 35043, hereinafter referred to as Grantor(s) and **Vlad Skyring and Tatyana Vedernikova Cleckler, a married couple**, residing at 124 MAGNOLIA RIDGE CIR, CHELSEA, AL 35043, 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: 124 MAGNOLIA RIDGE CIR, CHELSEA, AL 35043

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 23 day of August, 2025.



Vlad Skyring



Tatyana Vedernikova Cleckler

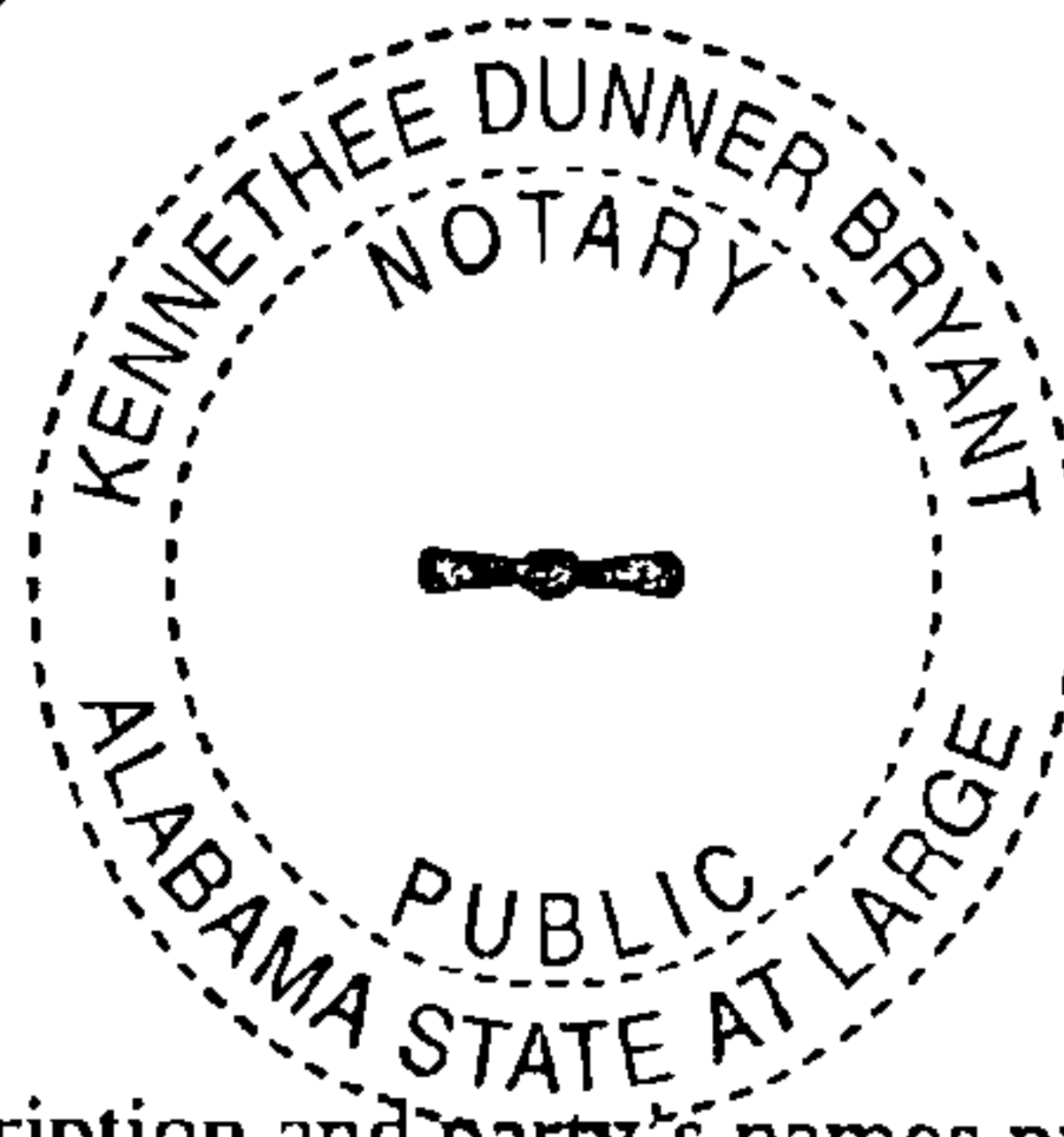
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Vlad Skyring and Tatyana Vedernikova Cleckler**, 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 23<sup>rd</sup> day of August, 2025.

  
NOTARY PUBLIC

My commission expires: 6/21/2027



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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lot 428, according to the Survey of Windstone IV Subdivision, as recorded in Map Book 27, page 55, in the Office of the Judge of Probate Shelby County, Alabama.

Being the same property as conveyed from Greg Lang and Paula Lang, husband and wife to Vlad Skyring as set forth in Deed Instrument #20121204000463430 dated 11/29/2012, recorded 12/04/2012, SHELBY County, ALABAMA.

Tax ID Number: 15 3 05 2 004 031.000

Property commonly known as: 124 MAGNOLIA RIDGE CIR, CHELSEA, AL 35043



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/03/2025 08:37:48 AM  
 \$66.00 PAYGE  
 20250903000269700

*Allen S. Bayal*

### Real Estate Sales Validation Form

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

Grantor's Name Vlad Skyring and Tatyana Vedernikova Gueckler Grantee's Name Vlad Skyring and Tatyana Vedernikova Gueckler  
 Mailing Address 124 MAGNOLIA RIDGE CIR, CHELSEA AL, 35043 Mailing Address 124 MAGNOLIA RIDGE CIR, CHELSEA AL, 35043

Property Address \_\_\_\_\_

Date of Sale 08/23/2025

Total Purchase Price \$ \_\_\_\_\_

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ 34940.00

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 QUITCLAIM DEED

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 08/29/2025

Print TIFFANY HURTE

☐ Unattested

Sign

*Tiffany Hurte*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1