

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Quitclaim Deed

STATE OF ALABAMA)
)
COUNTY OF SHELBY)



20250909000274500 1/3 \$98.50
Shelby Cnty Judge of Probate, AL
09/09/2025 10:04:05 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of a \$500.00 and other good and valuable consideration in hand paid by, **Desmond E. Cottingham, a married man,** and **Andrew C. Cottingham, a married man, with the remaining co-reminaderman, Adrian L. Cottingham, being a deceased person, having died on or about 14 August, 2023,** hereinafter called the GRANTOR, the receipt whereof is hereby acknowledged, hereby RELEASES, QUITCLAIMS, GRANTS, and CONVEYS to **Polly V. Moore Cottingham a/k/a Polly V. Cottingham,** hereinafter known as the GRANTEE herein, all of the GRANTOR'S right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

That house and lot at 135 Samford Street, otherwise described as: Lot 2, Block M of a map of South Montevallo, drawn 09 February, 1900 by H C Reynolds and W R Reynolds, Ala CE, and recorded at Map Book 3, Page 41 in Shelby County Alabama Probate Office, and described in an instrument recorded at Deed Book 282, Page 864, on 04 October, 1973 in the Shelby County Alabama Probate Office and assigned ad valorem tax ID # 36.2.04.1.001.072.

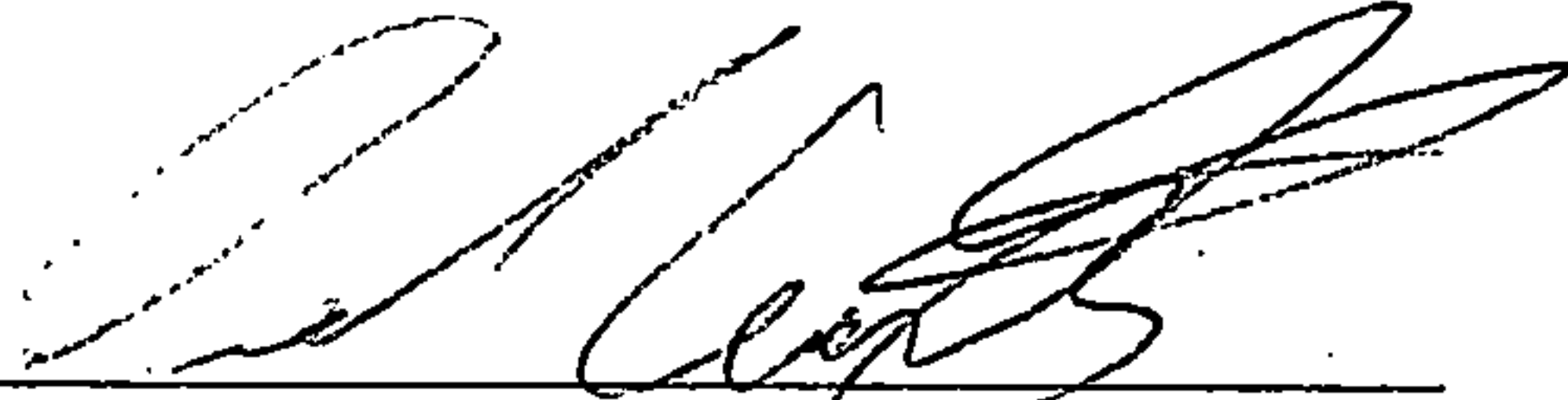
This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 20050121000031930, in the Probate Judge's Office of Shelby County, Alabama.

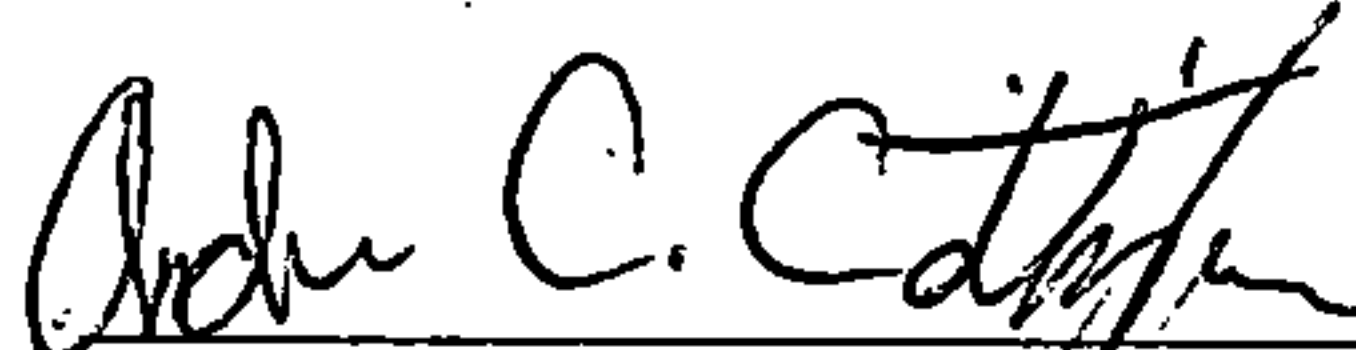
THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR HEREIN AND IS NOT CONTIGUOUS THERETO.

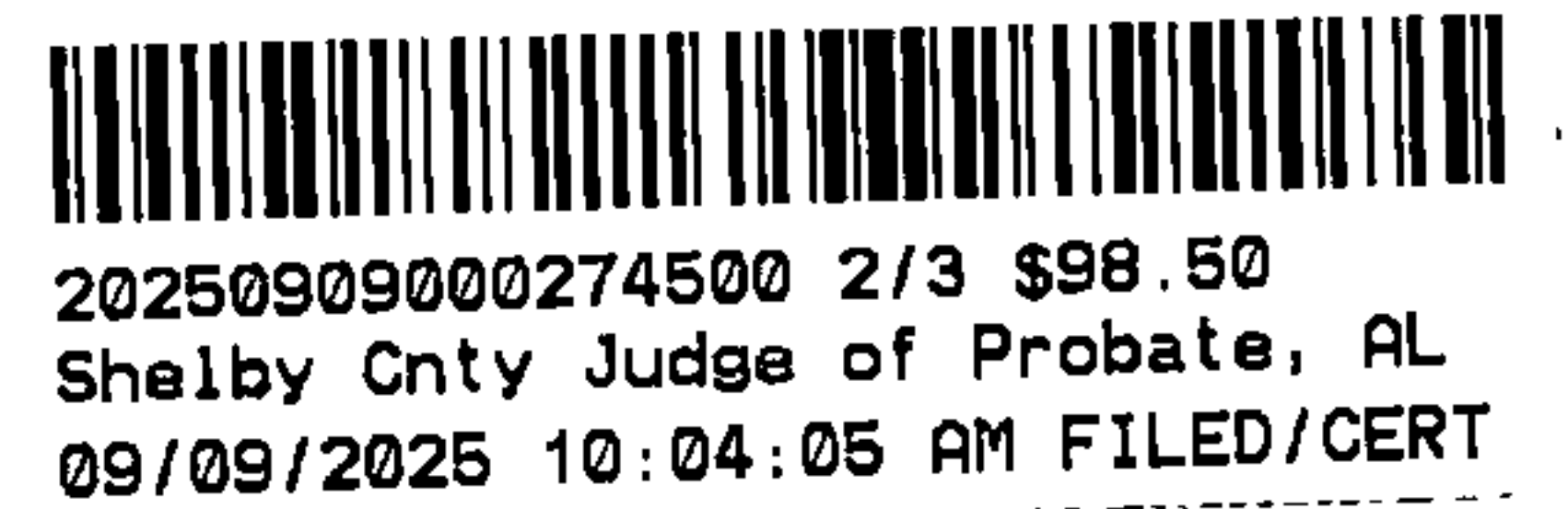
TO HAVE AND TO HOLD to said GRANTEE forever.

Given under my hand and seal, this the ____ day of _____, 2025.

Shelby County, AL 09/09/2025
State of Alabama
Deed Tax: \$70.50


Desmond E. Cottingham
Grantor


Andrew C. Cottingham



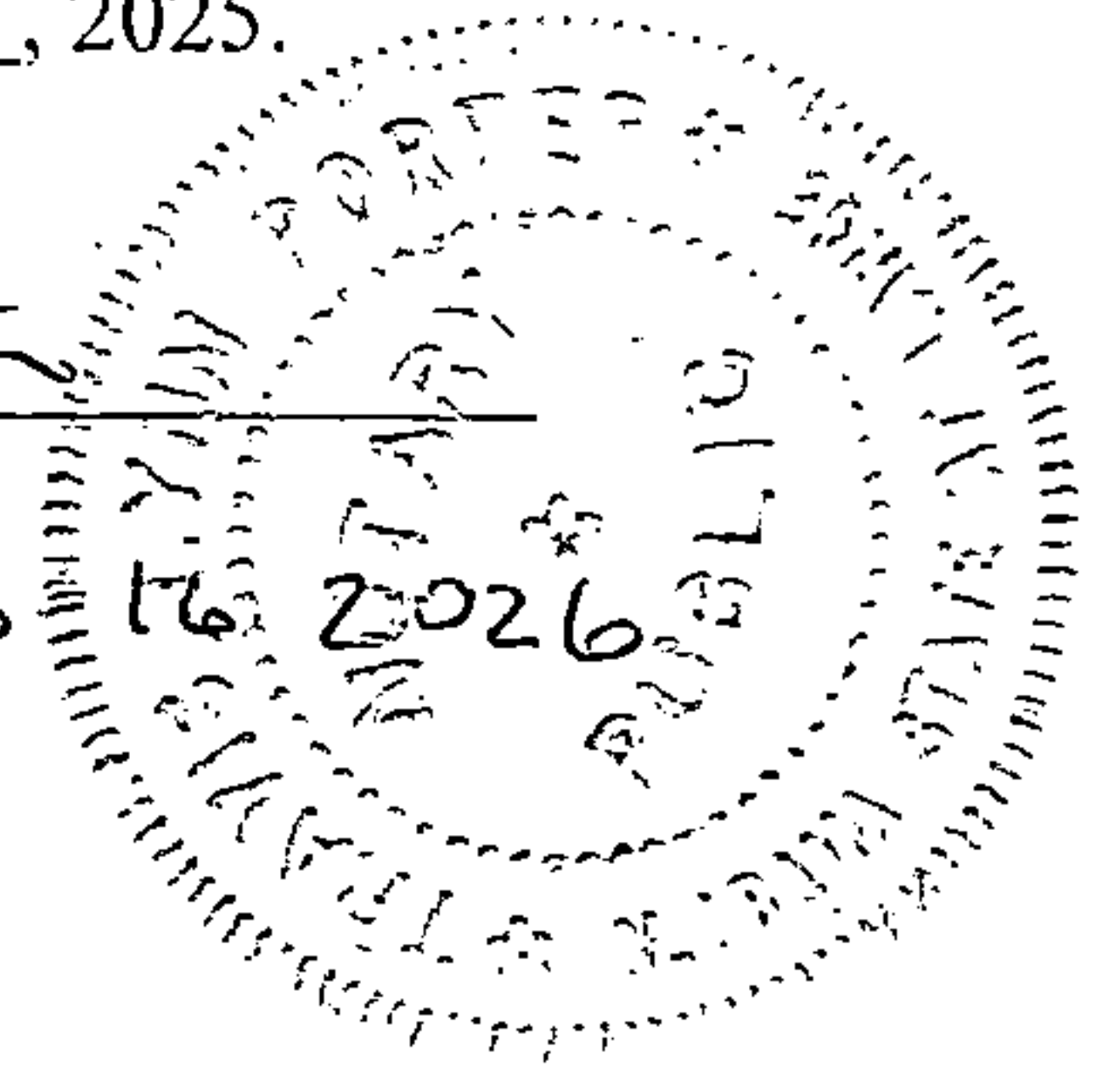
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Desmond E. Cottingham**, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of Sept, 2025.


NOTARY PUBLIC
My Commission Expires: 3 16 2026

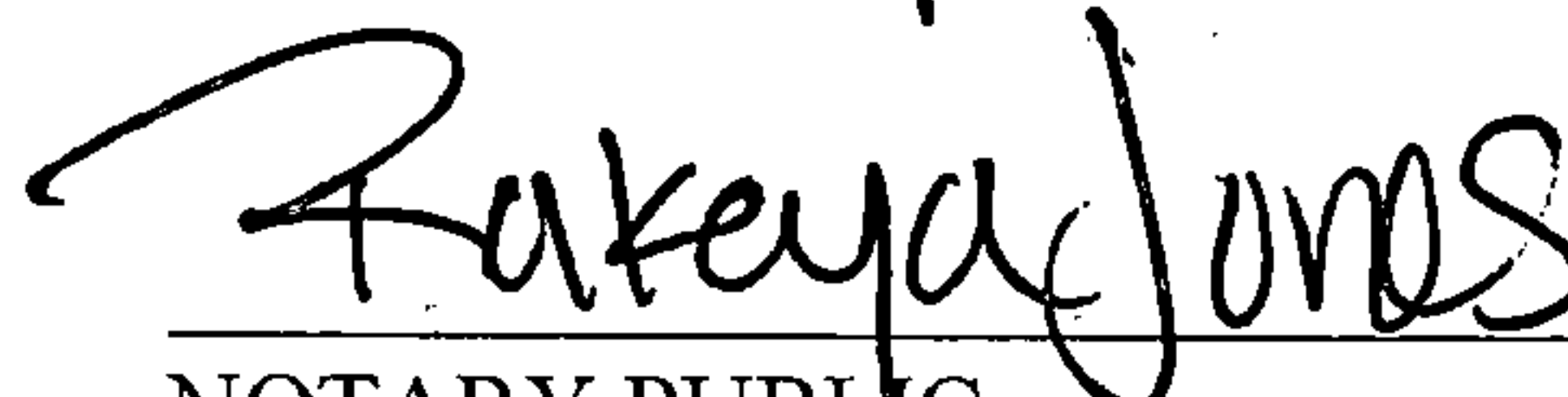


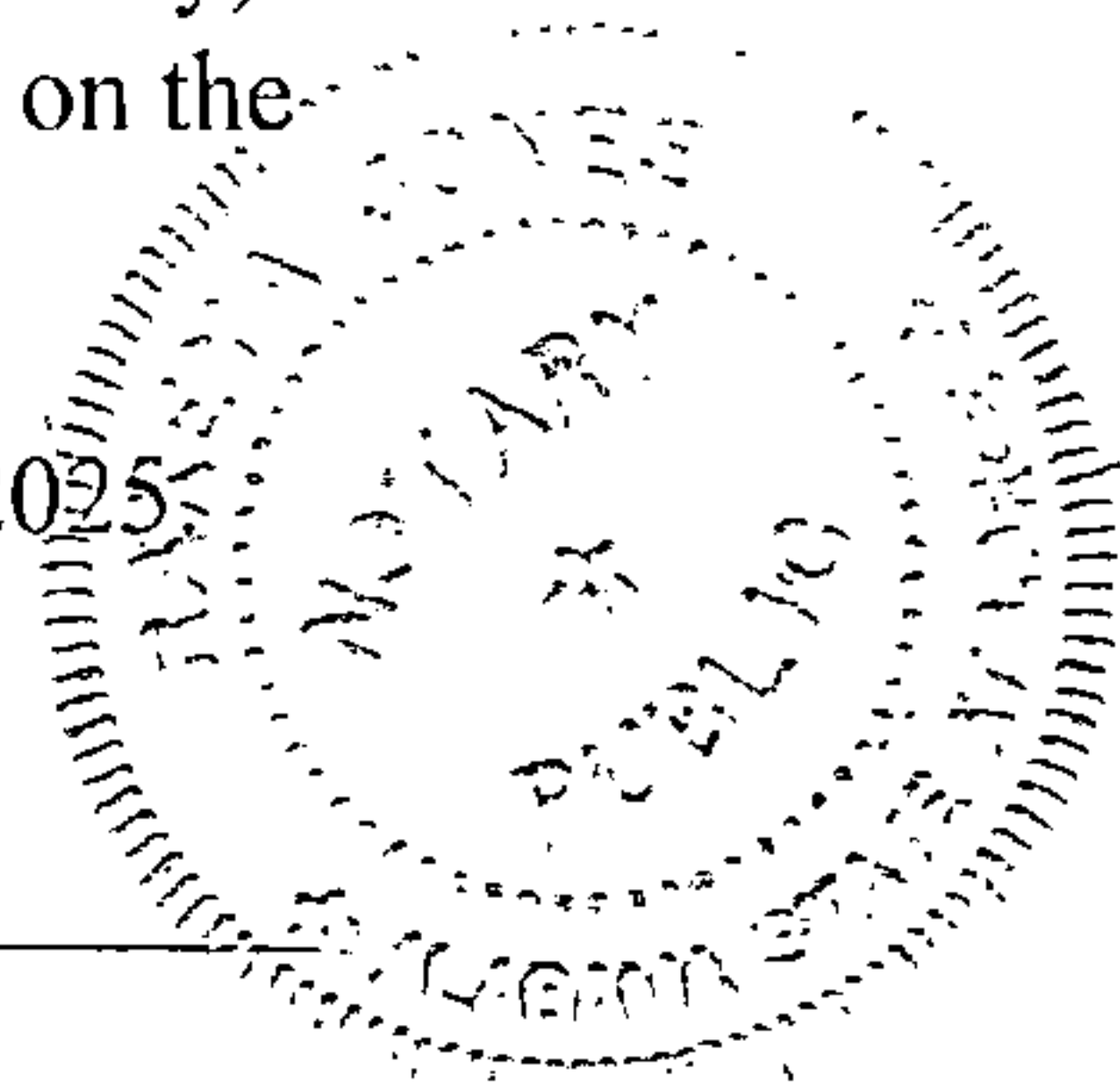
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Andrew C. Cottingham**, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of Sept, 2025.


NOTARY PUBLIC
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Demond Cottingham
Mailing Address Andrew Cottingham
135 Sanford St.
Montevallo, AL 35115

Grantee's Name Polly Cottingham
Mailing Address 135 Sanford St
Montevallo, AL 35115

Property Address 135 Sanford St.
Montevallo, AL 35115

Date of Sale 9/8/25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 79,080.-



20250909000274500 3/3 \$98.50
Shelby Cnty Judge of Probate, AL
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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

Tax Records

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 9/8/25

Unattested

(verified by)

Print

Polly V. Cottingham

Sign

Polly V. Cottingham

(Grantor/Grantee/Owner/Agent) circle one