



20250916000278680 1/3 \$353.50
Shelby Cnty Judge of Probate, AL
09/16/2025 08:33:04 AM FILED/CERT

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:
Sandra T. Ridgeway &
Susan R. Bartlett
1297 Greystone Parc Drive
Birmingham, AL 35242

QUITCLAIM DEED

Note: This conveyance was prepared without the benefit of a title search.

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TEN AND 0/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid to each, the receipt and sufficiency of which is hereby acknowledged,

Sandra T. Ridgeway, an unmarried individual

(hereinafter referred to as "Grantor"), does hereby remise, release, quitclaim, grant, sell, and convey unto

Sandra T. Ridgeway and Susan R. Bartlett

(hereinafter referred to as "Grantees"), all of Grantor's right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 27, according to the Survey to The Parc at Greystone, as recorded in Map Book 32, Page 42 ABC, in the Probate Office Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants, with right of survivorship, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

[Signature and Acknowledgement Pages to Follow]

Shelby County, AL 09/16/2025
State of Alabama
Deed Tax: \$325.50



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IN WITNESS WHEREOF, we have hereunto set our hand and seal this 10th day of September, 2025.

Sandra T. Ridgeway
Sandra T. Ridgeway

STATE OF Alabama

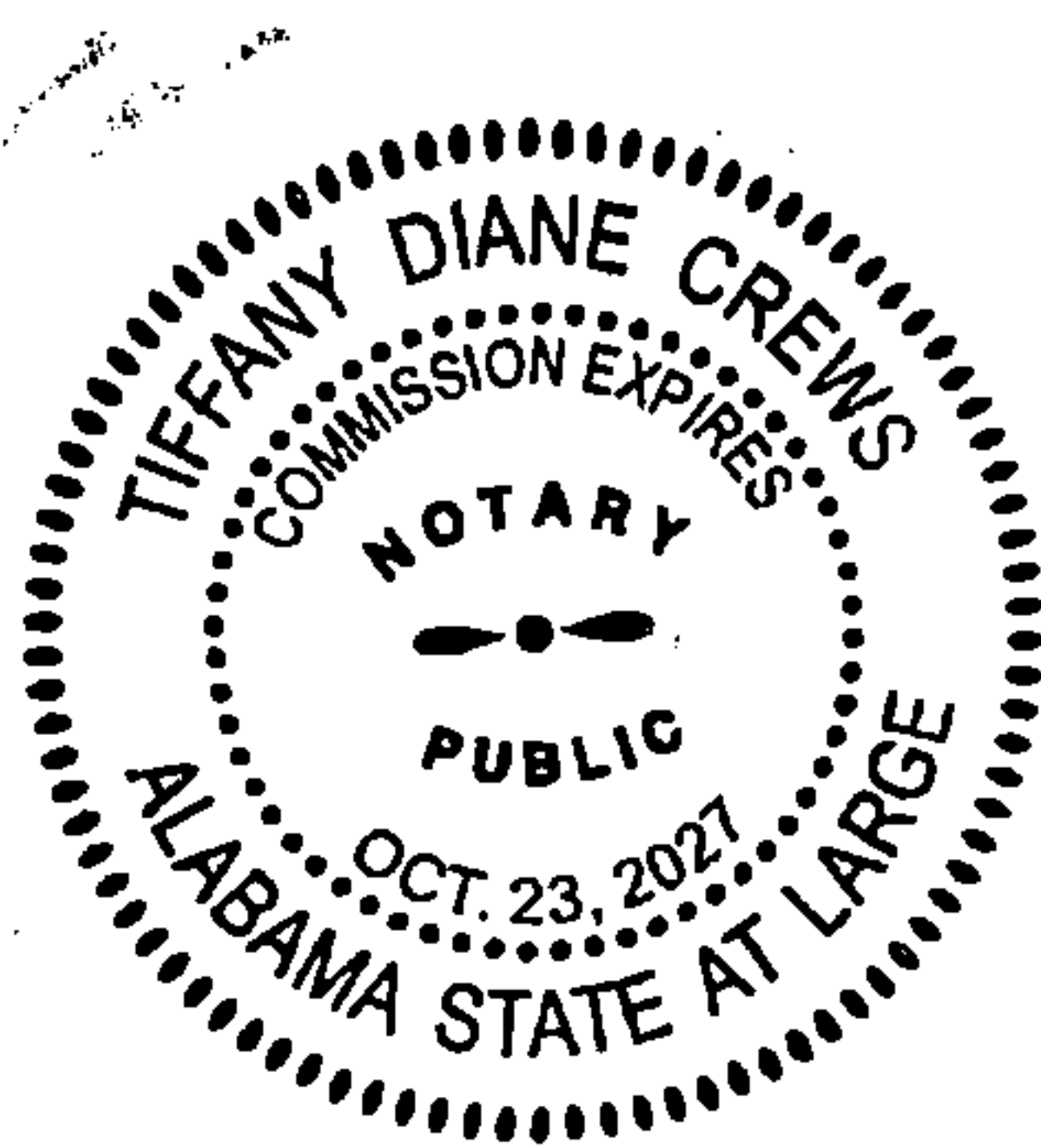
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Sandra T. Ridgeway whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2025.

Tiffany D. Crews
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 Sandra T Ridgeway
Mailing Address 1297 Greystone Parc Dr
Hoover AL 35242

Grantee's Name Susan R Bartlett
Mailing Address 1297 Greystone Parc Dr
Hoover AL 35242


Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ 651,000.00
or
Assessor's Market Value \$ 325,500

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


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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 _____

Print _____

Unattested

(verified by)

Sign

Susan R Bartlett

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1