

AFTER RECORDING RETURN TO:

Mortgage Connect, LP  
600 Clubhouse Drive  
Moon Township, PA 15108  
File No. 3573373

MAIL TAX STATEMENTS TO:

Mary Grace Corbett  
810 Griffin Park Circle  
Birmingham, AL 35242

This document prepared by:

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

Parcel ID No.: 09 3 07 0 015 001.000

**QUITCLAIM DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

THIS DEED made and entered into on this 18<sup>th</sup> day of July, 2025 by and between **Mary Grace Corbett A/K/A Mary Grace Smith Corbett, unmarried**, residing at 810 Griffin Park Circle, Birmingham, AL 35242, hereinafter referred to as Grantor(s) and **Mary Grace Corbett A/K/A Mary Grace Smith Corbett, unmarried and Gregory Evans Smith, a married man, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 810 Griffin Park Circle, Birmingham, AL 35242, 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: 810 Griffin Park Circle, Birmingham, AL 35242

Prior instrument reference: \_\_\_\_\_, Recorded: \_\_\_\_\_

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 18<sup>th</sup> day of July, 2025.

Mary Grace Corbett A/K/A Mary Grace Smith Corbett  
Mary Grace Corbett A/K/A Mary Grace Smith Corbett

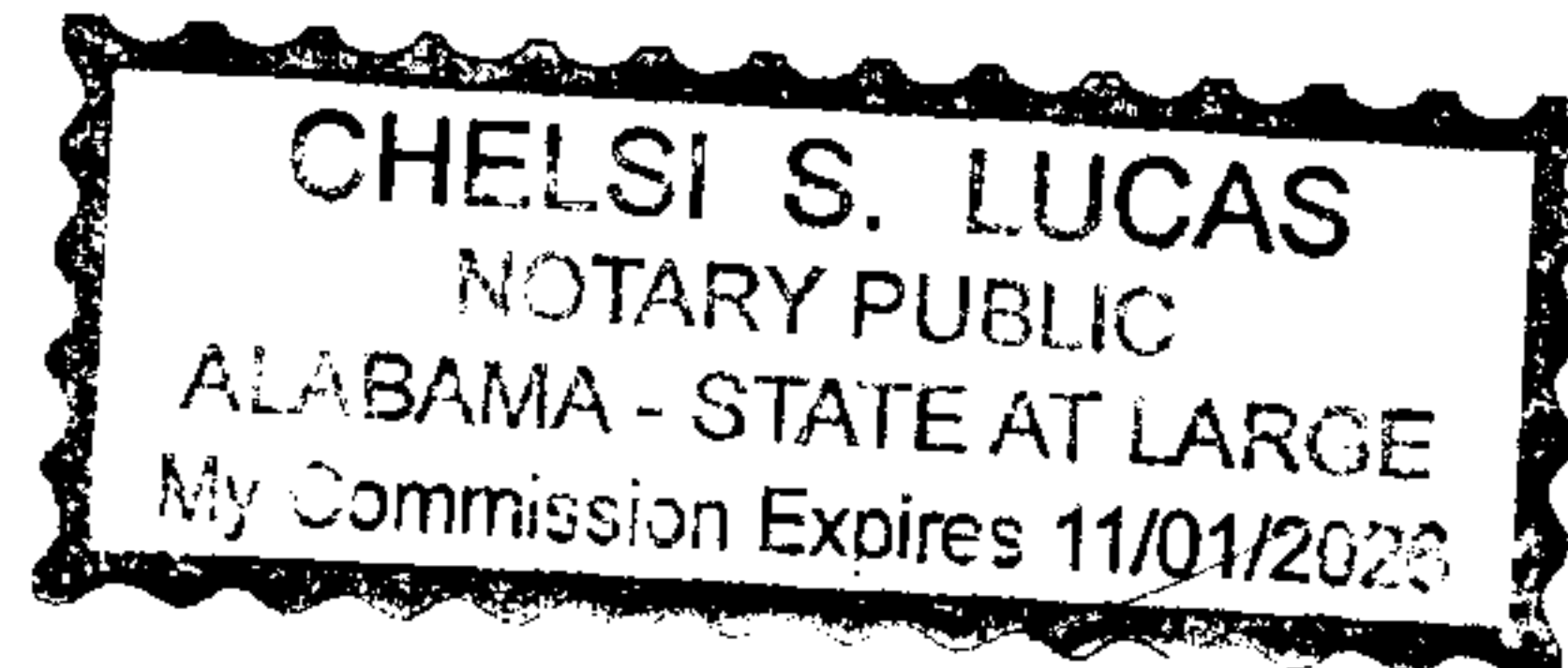
STATE OF Alabama  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **Mary Grace Corbett A/K/A Mary Grace Smith Corbett** 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 18<sup>th</sup> day of July, 2025.

Chelsi S. Lucas  
NOTARY PUBLIC

My commission expires: 11/01/2026



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 AL, and is described as follows:

LOT A-59, ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT SECTOR I, PHASE 3, AS RECORDED IN MAP BOOK 53, PAGE 92, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being the same property as conveyed from NEWCASTLE CONSTRUCTION, INC. to JOSHUA E. CORBETT and MARY GRACE SMITH CORBETT, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple as set forth in Deed Instrument #20211229000612070 dated 12/28/2021, recorded 12/29/2021, SHELBY County, ALABAMA.

Tax ID: 09 3 07 0 015 001.000

Property commonly known as: 810 Griffin Park Circle, Birmingham, AL 35242

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

|                  |                                                   |                         |                                                                           |
|------------------|---------------------------------------------------|-------------------------|---------------------------------------------------------------------------|
| Grantor's Name   | Mary Grace Corbett A/K/A Mary Grace Smith Corbett | Grantee's Name          | Mary Grace Corbett A/K/A Mary Grace Smith Corbett and Gregory Evans Smith |
| Mailing Address  | 810 Griffin Park Circle<br>Birmingham, AL 35242   | Mailing Address         | 810 Griffin Park Circle<br>Birmingham, AL 35242                           |
| Property Address | 810 Griffin Park Circle<br>Birmingham, AL 35242   | Date of Sale            | July 18, 2025                                                             |
|                  |                                                   | Total Purchase Price    | \$ 201,678.03                                                             |
|                  |                                                   | or                      |                                                                           |
|                  |                                                   | Actual Value            | \$                                                                        |
|                  |                                                   | or                      |                                                                           |
|                  |                                                   | Assessor's Market Value | \$                                                                        |

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)

|                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> 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 \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/16/2025 10:09:58 AM  
\$234.00 CHARITY  
20250916000280850

attested (verified by)

Print Lisa Noble

Sign Lisa Noble

(Grantor/Grantee/Owner/Agent) circle one



*Alli S. Byrd*

**Form RT-1**