

This instrument was prepared by:
T. Jackson Tate, Jr.
Tate Law, LLC
2136 16th Avenue South
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Brian Bell
190 Old Oak Cove
Chelsea, AL 35043

QUITCLAIM DEED

STATE OF ALABAMA)
COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS, this 5th day of October, 2023, the Grantor, **RACHEL BELL**, a married woman whose mailing address is 190 Old Oak Cove, Chelsea, Alabama 35043 for consideration of (\$100.00) One Hundred dollars and other good and valuable consideration the receipt of which is hereby acknowledged, remises, releases, quitclaims, and conveys unto the Grantee, **BRIAN BELL**, a married man of 190 Old Oak Cove, Chelsea, Alabama 35043.

The grantor's interest in all that real property located in Shelby County, State of Alabama, more particularly described as:

Perkins Landing – 2 Lots

Lot(s) 40-42, according to the Survey of the Perkins Landing, Sectors 1 and 2, as recorded in Map Book 57 Page 80 and the resurvey of Lot(s) 40,41 and 42 and Common Area "E", as recorded in the Probate Office of Shelby County, Alabama. Lying in Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

Commonly known as: 208 Perkins Landing Circle, Columbiana, Alabama 35051 and 205 Perkins Landing Circle, Columbiana, Alabama 35051.

Parcel ID's: 20 7 36 0 003 042.000 and 20 7 36 0 003 040.000

Source of title: Being the same property conveyed by warranty deed from Cae Davis Allen, a married woman recorded December 15, 2002 in the records of the Shelby County Recorder's office, Columbiana, Alabama.

The Property herein conveyed is NOT the homestead of Grantor.

TO HAVE AND TO HOLD the Property to said GRANTEE forever.

IN WITNESS WHEREOF, I have caused this Deed to be properly executed by my hand and seal on this 5 day of October, 2023.

GRANTOR:

Rachel Bell
RACHEL BELL

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, in and for said County and State, hereby certify that **RACHEL BELL** whose name is signed to the foregoing and who is known to me, who being first duly sworn on oath, acknowledged before me on this day, that the statements contained herein are true and correct and she executed the same voluntarily on the day the same bears date.

Given under my hand this 5th day of October, 2023.



Jessica Vickery
Notary Public
My Commission expires: 1/7/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2026 03:30:45 PM
\$171.00 BRITTANI
20260407000102490

Alvin S. Bevil

Real Estate Sales Validation Form

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

Grantor's Name Rachel Bell
Mailing Address 190 Old Oak Cove
Chelsea, AL
35043

Grantee's Name Brian Bell
Mailing Address 190 Old Oak Cove
Chelsea, AL 35043

Property Address 20735 0003 040.000
20736 0003 042.000

Date of Sale 10/5/2023

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 142,730⁰⁰

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 Shelby Co Revenue Office

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 10/5/2023

Print Brian Bell

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one