

20121107000428080 1/4 \$99.50
Shelby Cnty Judge of Probate, AL
11/07/2012 12:31:24 PM FILED/CERT

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STATE OF ALABAMA
SHELBY COUNTY

~~Return To~~ & Mail Tax Statements To:
JEAN H. CLARK WEBB
1124 SEQUOIA TRAIL
ALABASTER, AL 35007

America's Reverse Title Inc
4033 Tampa Rd, Ste 103
Oldsmar, FL 34677

RETURN TO. R-10984

Source of
THE
DEED BOOK 264
PAGE 54

Property Tax ID#: 13 8 34 1 005 062.000

QUIT CLAIM DEED

Know all men by these presents, Jean H. Clark Webb, who took title as Jean H. Clark, and Lee Edward Webb, Wife and Husband, whose address is 1124 SEQUOIA TRAIL, ALABASTER, AL 35007, (hereinafter called Grantor) that for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned hereby releases, quitclaims, grants, and conveys to JEAN H. CLARK WEBB, a married woman, whose post office address is 1124 SEQUOIA TRAIL, ALABASTER, AL 35007, (hereinafter called Grantee) all my right, title, interest, and claim in or to the following described real estate, situated in SHELBY County, Alabama, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1124 SEQUOIA TRAIL, ALABASTER, AL 35007

To have and to hold to said GRANTEE forever.

Given under my hand this 12th day of October, 2012

Jean H. Clark Webb
JEAN H. CLARK WEBB

Lee Edward Webb
LEE EDWARD WEBB

Shelby County, AL 11/07/2012
State of Alabama
Deed Tax: \$77.50

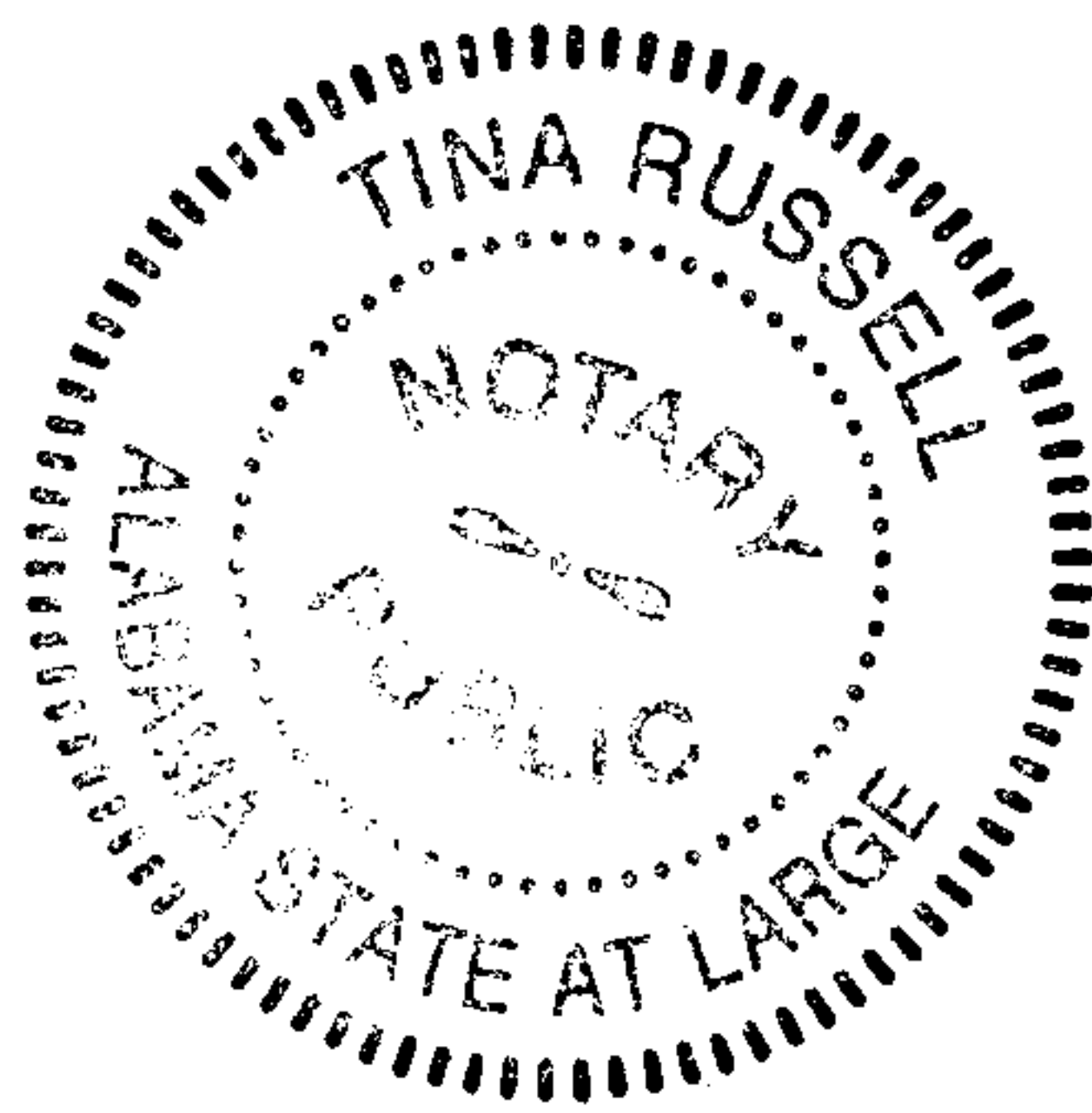


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STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JEAN H. CLARK WEBB and LEE EDWARD WEBB, 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 and executed the same voluntarily on the day and the same bears dated.


Given under my hand and official seal this the 12th day of October, 2012.



Tina Russell
NOTARY PUBLIC Tina Russell
My Commission Expires: 11/15/2013

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By: SUE JOHNSON
Curphey & Badger Law
c/o William E. Curphey, P.C.
Angelina Whittington, Esquire
3849 Lithia Pinecrest Rd.
Valrico, FL 33546


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“Exhibit A”

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA:

LOT 62, ACCORDING TO THE SURVEY OF NAVAJO HILLS, NINTH SECTOR, AS RECORDED
IN MAP BOOK 10, PAGE 84 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY,
ALABAMA.

SUBJECT TO EXISTING EASEMENTS, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY,
LIMITATIONS, IF ANY, OF RECORD.

PARCEL ID NO. 13 8 34 1 005 062.000

Real Estate Sales Validation Form

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

Grantor's Name ~~JEAN H CLARK~~ ^{JEAN H CLARK TOOK THE AS JEAN H CLARK}
Mailing Address ~~Webb~~ ^{And Lee Edward Clark wife and husband}
1124 Sequoia Trail
Alabaster, AL 35007

Grantee's Name ~~JEAN H CLARK~~ ^{JEAN H CLARK Webb} Married
Mailing Address ~~Woman~~
1124 Sequoia Trail
Alabaster, AL 35007

Property Address 1124 Sequoia Trail
Alabaster, AL 35007

Date of Sale October 12th 2012

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 155,010.00 ^{1/2 of 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)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☐ Other

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 SHANNON MYE

Unattested _____

Sign Shannon Mye

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1