


20329684

This Document Prepared By:

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After Recording Send Tax Notice To:

Bobby and Tanya Stephens
112 Grant Circle
Calera, Alabama 35040


20121113000434030 1/3 \$169.00
Shelby Cnty Judge of Probate, AL
11/13/2012 11:53:51 AM FILED/CERT

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001 20238170

Assessor's Parcel Number: 22 9 31 1 004 033.000
Fair Market Value: \$150,900.00

QUITCLAIM DEED

TITLE OF DOCUMENT

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

THAT in consideration of ONE AND NO/100 DOLLARS (\$1.00), to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Bobby S. Stephens, a married man, and joined by his spouse Tanya Stephens**, (herein referred to as grantor, whether one or more), do hereby remise, release, quitclaim and convey to: **Bobby S. Stephens and Tanya Stephens, husband and wife, as joint tenants with right of survivorship**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 218 ACCORDING TO THE SURVEY OF SAVANAH POINTE SECTOR 11 PHASE IV AS RECORDED IN MAP BOOK 29 PAGE 45 IN THE PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

COMMONLY known as: 112 Grant Circle, Calera, Alabama 35040

Source of Title Ref.: Deed: Recorded December 27, 2006; Doc. No. 20061227000626130

TO have and to hold to the said grantee, his, her or their heirs and assigns forever.

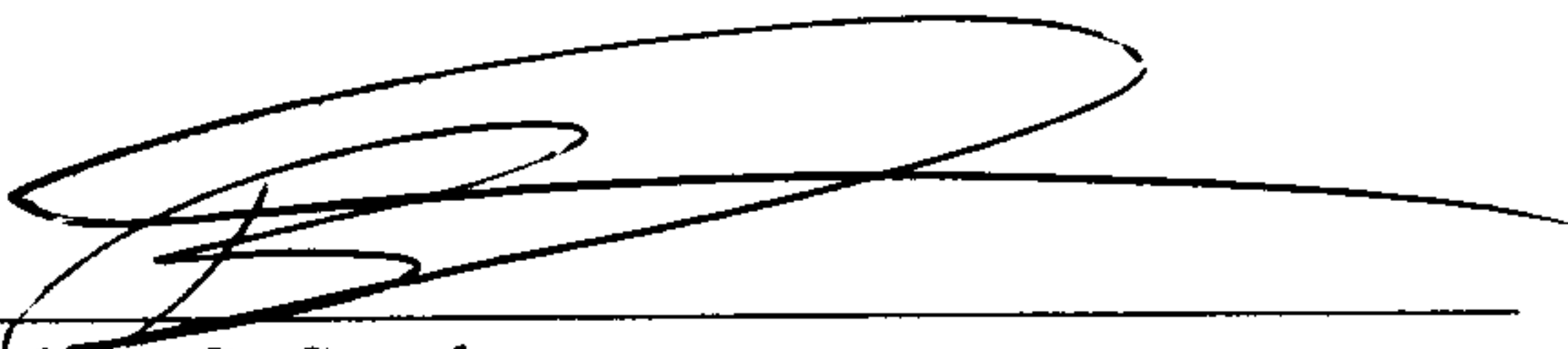
The land described herein (You must make a selection):

AY is homestead property of the said Grantor

_____ is **NOT** homestead property of the said Grantor

Shelby County, AL 11/13/2012
State of Alabama
Deed Tax: \$151.00

IN WITNESS WHEREOF, **Bobby S. Stephens** and **Tanya Stephens** have hereunto set my (our) hand(s) and seal(s), this 14th day of August, 2012.


Bobby S. Stephens

Tanya Stephens
Tanya Stephens

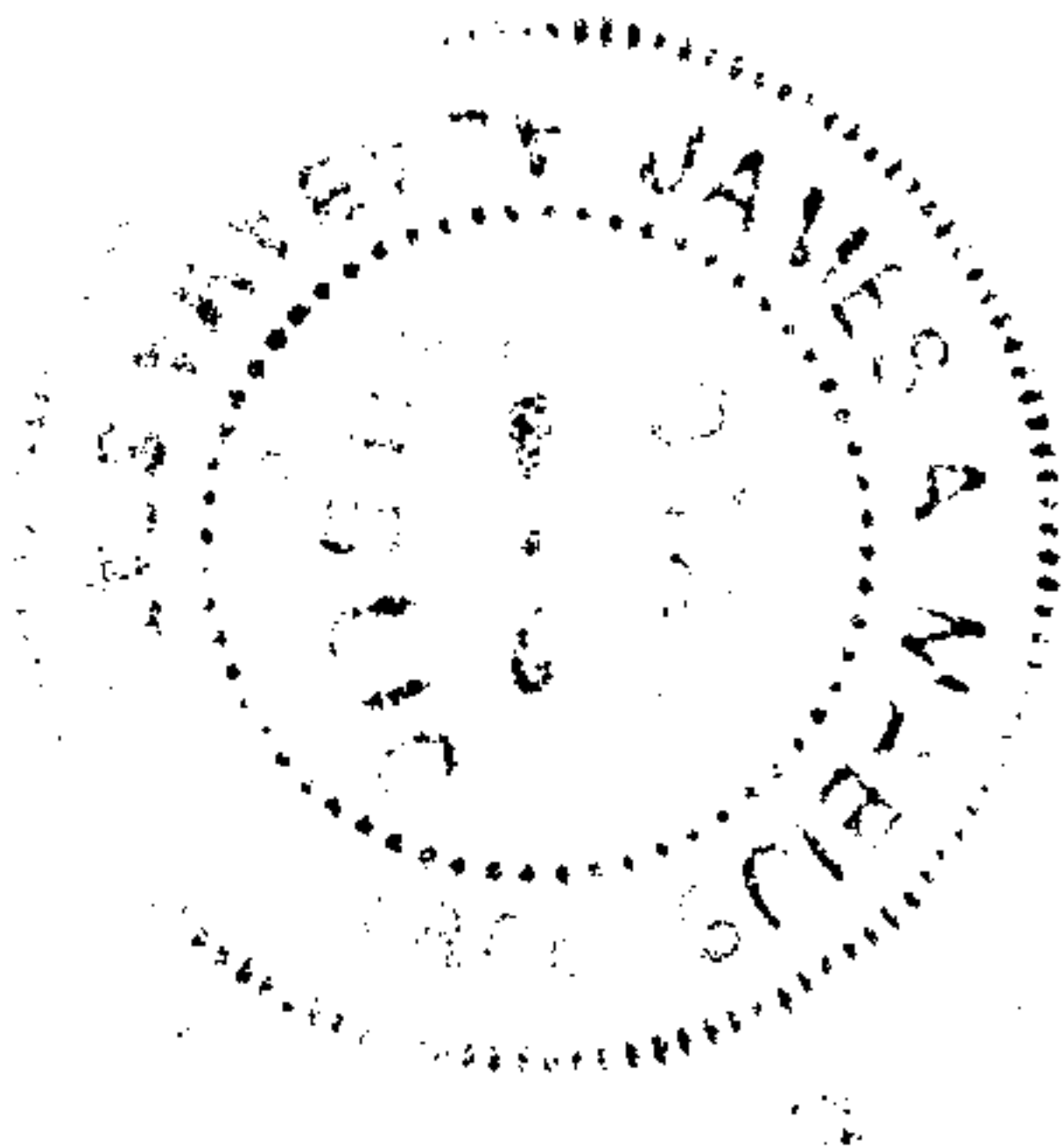
General Acknowledgement

STATE OF ALABAMA
SHELBY COUNTY

I, JAMES A. MABIUS a Notary Public in and for said County, in said State, hereby certify that **Bobby S. Stephens and Tanya Stephens**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the above and foregoing conveyance, he/she/they executed the same voluntarily on the day the same bears date.

NOTARY STAMP/SEAL

Given under my hand and official seal of office this 14th day of AUGUST, 2012.



James A. Mabius
NOTARY PUBLIC
My Commission Expires: 09-07-2015



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Real Estate Sales Validation Form

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

Grantor's Name Bobby S. Stephens
Mailing Address 112 Grant Circle
Calera, AL 35040

Grantee's Name Bobby S. Stephens and Tanya Stephens
Mailing Address 112 Grant Circle
Calera, AL 35040

Property Address 112 Grant Circle
Calera, AL 35040

Date of Sale 8-14-2012
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 150,900.00

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

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 8-16-12

Print Sean P. Schmidt

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1